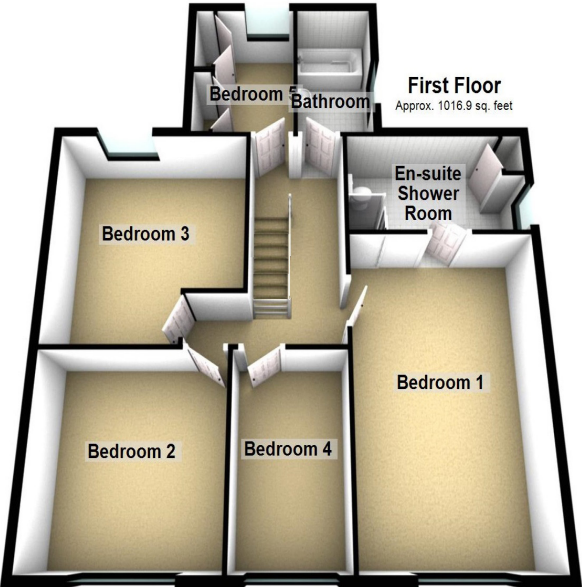
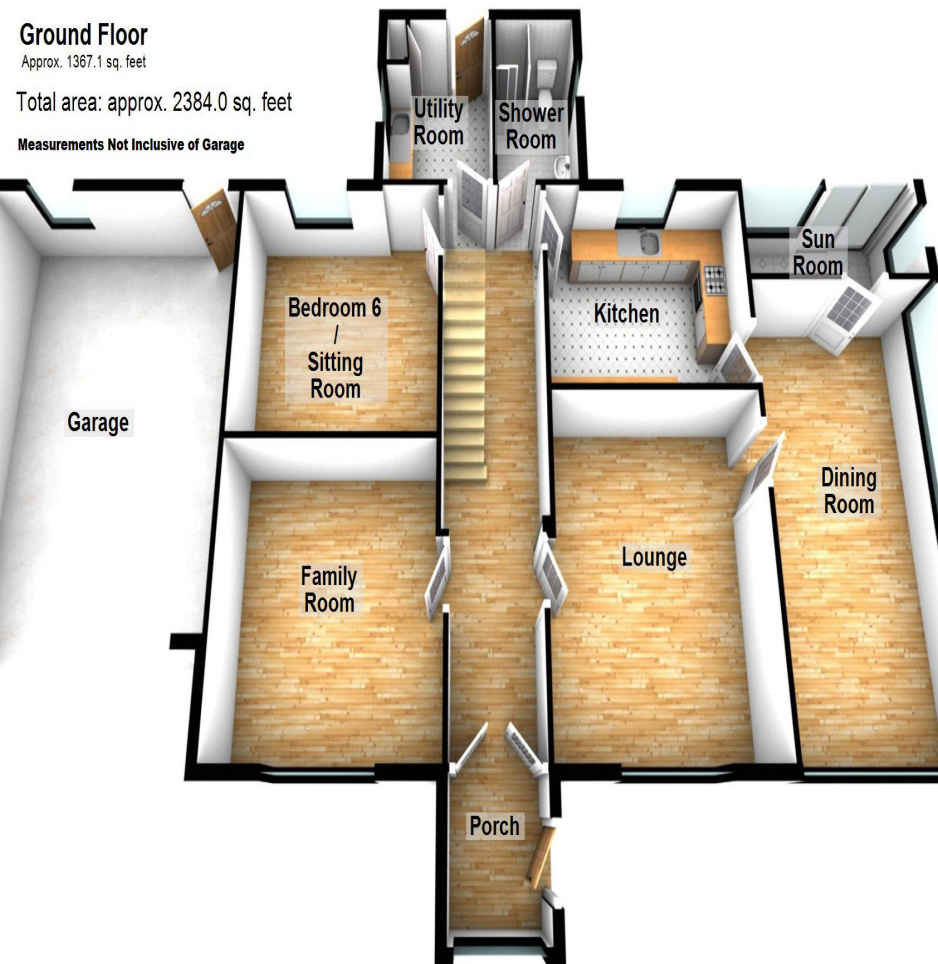


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Ground Floor  
Approx. 1387.1 sq. feet  
Total area: approx. 2384.0 sq. feet  
Measurements Not Inclusive of Garage



### Outside

**Front**  
spacious lawn garden lined with mature bushes and trees to the front. Spacious driveway also provides off-road parking and access to the adjoined Garage.

**Rear & Side**  
Spacious garden laid in lawn with a separate pedestrian access from Ardmillan Park.

**Adjoined Garage (20' 8" x 17' 2")**  
Spacious double sized Garage with a full-width up & over door to the front and a pedestrian door from the rear.



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR SALE

23 Ardmillan Gardens, Bangor

Offers Over £425,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		40   E
21-38	F	37   F	
1-20	G		

- Spacious Detached Family Home
- Total Internal Area c.2,400 sqft
- Retaining Host of Original Features
- Spacious Site Primarily in Lawn
- Flexible Accommodation of:
- 6 or 5 Bed & 3 or 4 Receptions
- Principal Ensuite Shower Room
- Kitchen & Separate Utility Room
- Ground Floor Shower Room
- First Floor Bathroom
- Gas Heating & Double Glazing
- Double Sized Adjoining Garage

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## Ground Floor

### Entrance Porch (6' 5" x 6' 1")

PVC Entrance Door into spacious Porch complete with tiled flooring. Internal double wooden doors to the Entrance Hall.

### Entrance Hall (27' 7" x 6' 9")

Traditional ceiling corning, ceiling rose and wooden flooring.

### Family Room (13' 10" x 13' 3")

Front aspect Reception Room with traditional ceiling rose, ceiling corning, picture and a feature tile surround Fireplace with wooden mantel. Complete with solid wooden flooring.

### Lounge (15' 7" x 13' 10")

Front aspect Reception with traditional ceiling rose, ceiling corning, picture & feature tile surround Fireplace with wooden mantel. Separate door leading through to the Dining Room.

### Dining Room (21' 0" x 12' 0")

Spacious Reception, linking to the Kitchen ideal for Dining. Dual aspect windows run the length of the external walls creating a bright airy environment. Separate Door linking to the Sun Room.

### Sun Room (12' 10" x 5' 5")

Rear aspect sitting area linking the Dining Room to the Garden. Complete with tiled floor and sliding door access from garden.

### Sitting Room / Bedroom Six (13' 6" x 12' 4")

Rear aspect Reception Room with feature traditional ceiling corning, currently utilised as a Bedroom, benefitting from close proximity to the Ground Floor 'Wet Room' Shower Room. Complete with laminate wooden floor.

### Utility Room (9' 5" x 7' 6")

Low level units topped with a stainless steel sink unit and plumbed for a Washing Machine. Complete with tiled floor and a double glazed PVC door to the rear garden.

### Shower Room (9' 4" x 6' 0")

'Wet Room' style Shower Room with tiled floor and walls. Overhead shower head, push button w.c. & 'floating' wash basin.

## First Floor

### Bedroom One (19' 8" x 12' 11")

Large front aspect double Bedroom with access to overhear built-in storage cupboards and an Ensuite Shower Room.

### Ensuite Shower Room (12' 6" x 6' 5")

Spacious Ensuite Shower Room with a white three-piece suite comprising a pedestal wash hand basin, a push button w.c. and a tiled shower cubicle with mains shower.

### Bedroom Two (12' 10" x 12' 1")

Front aspect double Bedroom.

### Bedroom Three (13' 9" x 13' 7") at widest point

Rear aspect double Bedroom.

### Bedroom Four (12' 1" x 7' 9")

Front aspect Bedroom.

### Bedroom Five (9' 4" x 7' 8")

Rear aspect Bedroom with built-in wardrobe.

### Bathroom (9' 4" x 6' 1")

White three-piece suite comprising a 'floating' wash basin, push button w.c. & a tile surround bath with shower attachment.

