

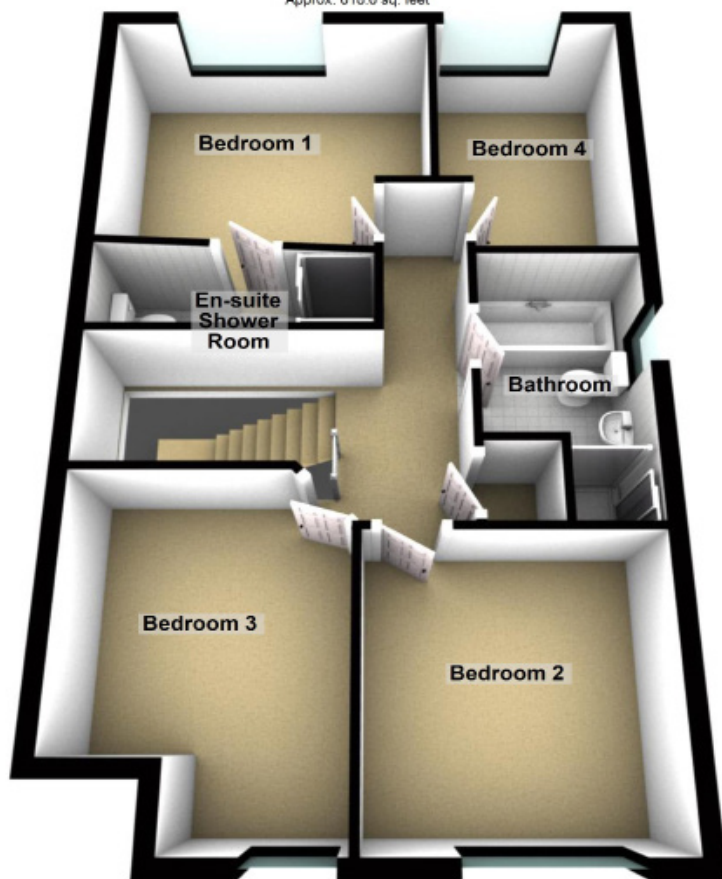
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PROPERTY ESTATES



Ground Floor
Approx. 698.0 sq. feet

First Floor
Approx. 618.6 sq. feet



Total area: approx. 1316.6 sq. feet



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

7b Bryansburn Gardens, Bangor
Offers Over - £279,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Modern Semi-Detached Family Home
- Sought-After Bangor West Location
- Beautifully Presented Throughout
- Four First Floor Bedrooms
- Bedroom One with Ensuite Shower Room
- Spacious Reception with feature Stove
- Recently Fitted Luxury Kitchen
- Kitchen open to Dining and Sitting Room
- First Floor Bathroom & Ground Floor W.C.
- Gas Fired Central Heating & Double Glazing
- Rear Garden in Synthetic Grass & Paving
- Driveway providing off-road parking
- Convenient to Bangor Marina & Coastal Path
- Convenient to Bangor Bus & Rail Station

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Ground Floor

Entrance Hall

Bright Entrance way to the Property with floor to ceiling windows allowing light to flow in. Complete with tiled flooring.

Lounge (19' 6" x 17' 11") at widest point

Spacious front aspect Reception Room with Herring-Bone style Wooden Floor & a feature Stove. Access to Storage Cupboard.

Kitchen / Dining (19' 7" x 13' 11")

Recently fitted modern 'Shaker' style Kitchen with an excellent range of high and low level units and a range of integrated appliances including a Dishwasher, a Washing Machine, a Fridge / Freezer, a Microwave, an Oven and an Induction Hob. Complete with a Central Island unit and Herring-Bone Wooden Floor continued from the Lounge. The Kitchen opens to provide ample space for dining and in turn leads through to the Sitting Area.

Sitting Area (10' 3" x 9' 3")

Spacious Reception Area open plan off the Kitchen / Dining Area with the Herring-Bone style wooden floor continued through. Equipped with underfloor heating and full-length corner windows and Patio Doors allow light to flow into the room creating a bright environment and access to the Rear Garden.

Ground Floor W.C. (10' 3" x 9' 3")

Accessed off the Entrance Hall. White two-piece suite comprising a push-button W.C. and a wall-mounted corner Wash Hand Basin. Tiled floor continued from the Entrance Hall.



First Floor

Bedroom One (12' 2" x 10' 2")

Rear aspect double Bedroom with an Ensuite Shower Room.

Ensuite Shower Room (10' 1" x 3' 5")

Fully tiled Shower Room with a white three-piece suite comprising a Pedestal Wash Hand Basin. A Push Button W.C. and a Shower Cubicle with Electric Shower Unit.

Bedroom Two (10' 4" x 9' 9")

Front aspect Bedroom.

Bedroom Three (12' 6" x 9' 6") at widest points

Front aspect Bedroom.

Bedroom Four (10' 8" x 7' 1")

Rear aspect Bedroom.

Bathroom (10' 6" x 5' 10") at widest points

Modern Bathroom with a white four-piece suite comprising a Pedestal Wash Hand Basin, a Push Button W.C., a Panel Bath and a Shower Cubicle with Mains Shower. Complete with tiled floor and partially tiled walls.

Outside

Front

To the front of the Property there is a driveway providing off-road parking lined with mature shrubs.

Rear

To the rear of the Property the garden is laid primarily in synthetic grass and mature shrub edging. The garden is accessed from both the side of the Property and via Patio Doors from the Sitting Area.

