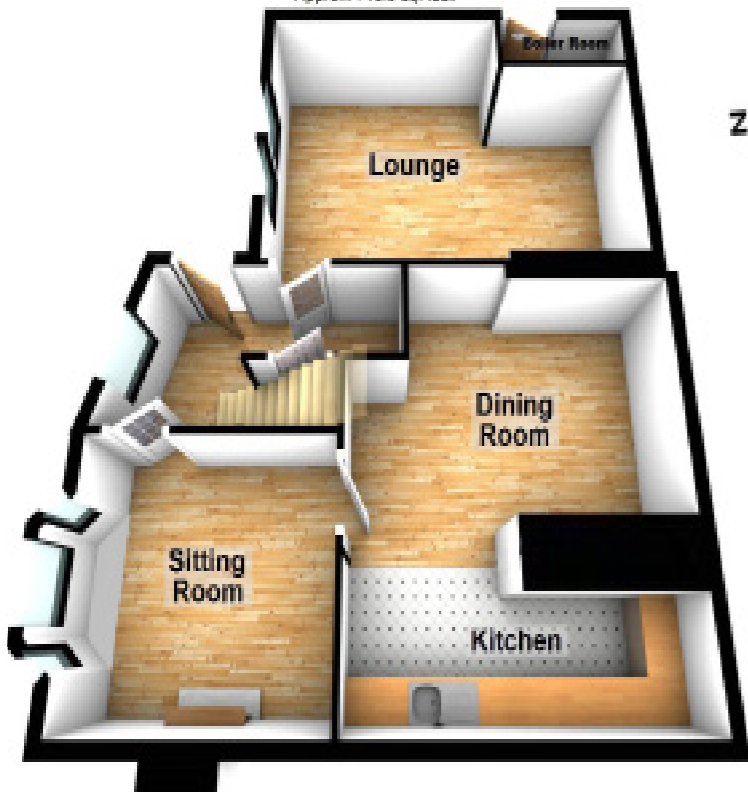


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PROPERTY ESTATES

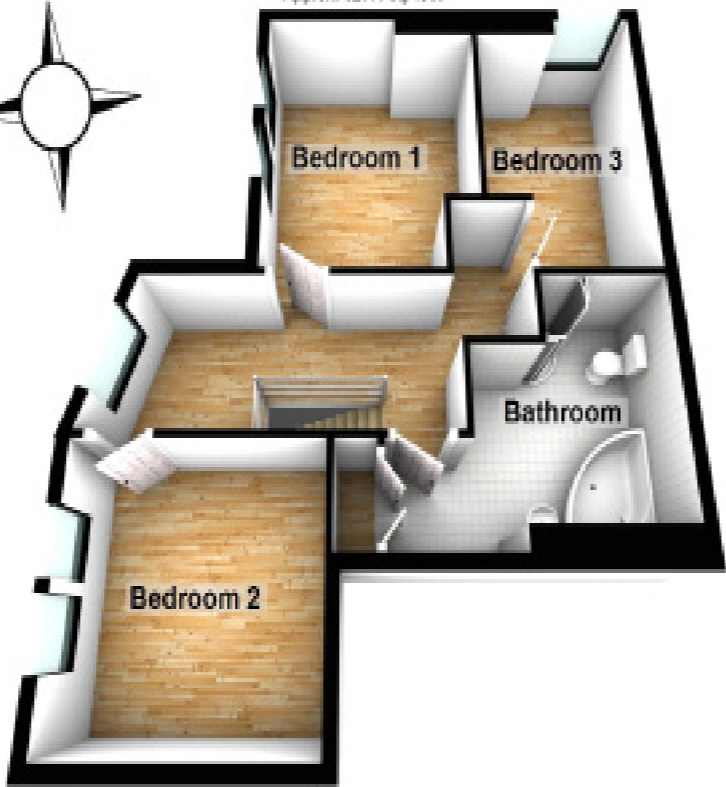


Ground Floor
Approx. 713.9 sq. feet



Total area: approx. 1341.3 sq. feet

First Floor
Approx. 627.4 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

100 Seacliff Road, Bangor
Offers Over £279,950

- Spacious Corner Townhouse
- Sought-After North Down Location
- Modernised & retains Period Features
- Three Reception Rooms
- Partial Sea Views over Belfast Lough
- Kitchen open plan off third Reception
- Spacious First Floor Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazing
- Private Parking Space
- Pedestrian access from Seacliff Road
- Close to Bangor Marina & Centre

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Nestled off the highly sought-after and picturesque coastal Seacliff Road, this unique home is full of character and charm and whilst being extensively modernised through time has retained a number of traditional features.

The Ground Floor of the Property comprises of three separate Reception Rooms, two of which enjoy partial sea views over Belfast Lough, with the third Reception Room leading through to the Kitchen.

The First Floor of the Property comprises three Bedrooms each of which comfortably accommodates a double bed and two enjoy partial sea views over Belfast Lough. A spacious Bathroom Suite completes the First Floor.

Ground Floor

Entrance Hall

Solid Wooden Door leading into bright Entrance Hall. Access to understairs storage.

Lounge (20' 3" x 12' 8") at widest points

Rear aspect Reception Room complete with Laminate Wooden Floor and open plan to the Kitchen.

Sitting Room (11' 9" x 10' 6")

Front aspect Reception Room with a feature Cast Iron Fireplace and complete with Wooden Floor. A raised Bay Window enjoys partial sea views over Belfast Lough.

Dining Room (17' 1" x 11' 6") at widest points

Rear aspect Reception, complete with Laminate Wooden Floor, ideal for use as a Dining Room as open plan off the Kitchen.

Kitchen (17' 2" x 5' 10")

Fitted Kitchen with range of low level units with complimentary Worktops & plumbed for utilities. Complete with tiled flooring.



First Floor

Bedroom One (12' 8" x 11' 6") at widest points

Front aspect double Bedroom complete, with Laminate Wooden Flooring, enjoying partial sea views over Belfast Lough.

Bedroom Two (11' 8" x 10' 10")

Front aspect double Bedroom, complete with Laminate Wooden Flooring, enjoying partial sea views over Belfast Lough.

Bedroom Three (12' 7" x 8' 6")

Rear aspect Bedroom complete with Laminate Wooden Flooring.

Bathroom (12' 7" x 8' 6") at widest points

Recently fitted modern Bathroom with a white three-piece suite comprising a 'L' shaped Shower Bath with Mains Shower & wall panels, Push Button W.C. & Wash Hand Basin with storage under.

Outside

To the rear of the Property there is an allocated area assigned to 100 Seacliff Road that is ideal for use as parking. From the front of the property there is a communal pedestrian entrance leading onto Seacliff Road and as such right onto the coast within close proximity to Bangor Marina and Bangor City Centre.

Vehicle access to the Property is via a private communal lane from Victoria Road roughly opposite Victoria Drive.

