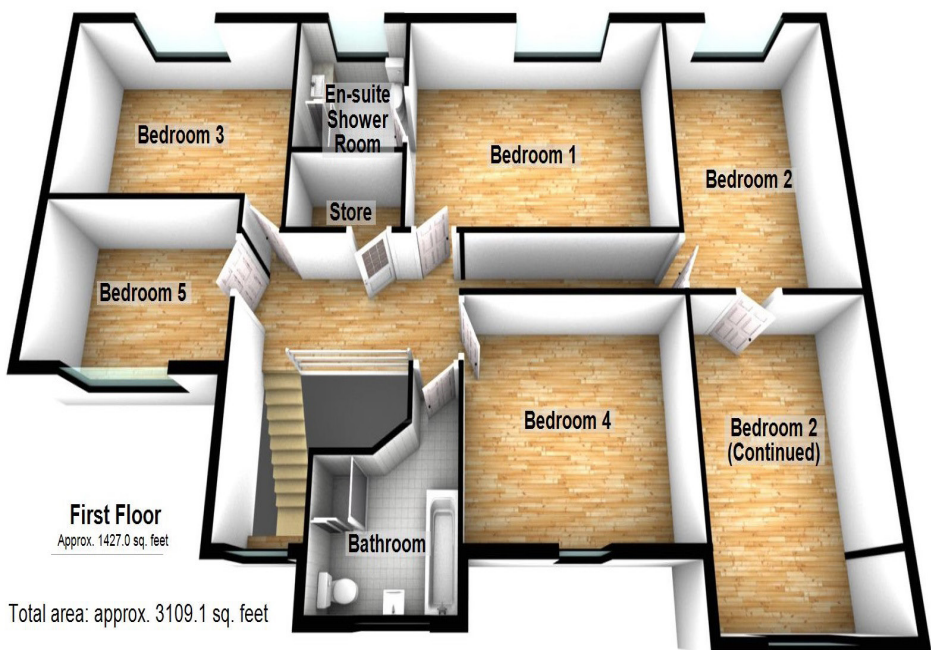


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FOR  
SALE

51 Chatsworth, Bangor

Offers Over - £449,950

- Spacious Detached Family Home
- Cul-De-Sac nestled in Popular Area
- Total Internal Area Approx 3,109 sqft
- Bedroom One Ensuite Shower Room
- Three Receptions & Conservatory
- Spacious Kitchen with Dining Space
- Utility Room off Kitchen
- First Floor Bathroom Suite
- Ground Floor W.C.
- Integrated Garage (c.266 sqft)
- Spacious Enclosed Rear Lawns
- Spacious Parking to Front

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



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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## Ground Floor

### Entrance Vestibule (6' 5" x 5' 5")

Composite Entrance Door leading spacious Vestibule complete with tiled flooring & internal glazed wooden door.

### Entrance Hall

A spacious Entrance Hall, a room in its own right, serves as a hub to the Ground Floor rooms with an open landing above creating a large ceiling height. Complete with wooden floor.

### Lounge (17' 11" x 13' 7")

Spacious front aspect Reception Room accessed via double doors from the Entrance Hall, with a feature Fireplace, complete with wooden flooring and double doors to the rear of the room leading to the Conservatory.

### Family Room (15' 1" x 13' 11")

Front aspect Reception Room, with a feature traditional styled Cast Iron Fireplace, accessed via double doors from the Entrance Hall, complete with wooden flooring.

### Dining Room (11' 5" x 11' 4")

Rear aspect Reception Room, adjacent to the Kitchen, ideal for Dining use. Doors lead through to the Conservatory.

### Kitchen (19' 11" x 11' 5")

Fitted Kitchen with excellent range of high & low level units with complimentary worktops extending into a Breakfast Bar. Integrated Appliances include Dishwasher, Dual 'Eye-Level' Ovens & sink unit. The Kitchen opens to provide space for casual dining & double doors lead through to the Conservatory. Complete with tiled flooring.

### Utility Room (11' 11" x 8' 1")

Located off the Kitchen. Range of high and low level units and plumbed for Utilities. Access to both the Rear Garden and the Integrated Garage. Complete with tiled flooring.

### Conservatory (23' 0" x 14' 6") 'L' Shaped at widest

Spacious Conservatory, with panoramic views over the Rear Garden, with internal accesses from the Lounge, Dining Room and Kitchen. Complete with tiled floor and double doors lead to the Rear Garden.

### W.C. (6' 5" x 3' 7")

White two-piece suite comprising a W.C. and a Pedestal Wash Hand Basin. Complete with tiled flooring.

### Integrated Garage (19' 11" x 11' 11")

Fitted with Light & Power. Accessed via a Roller Shutter Door to the front, a side driveway pedestrian access & from the Utility Room.

## First Floor

### Bedroom One (19' 4" x 11' 5")

Spacious Rear aspect double Bedroom with built-in Wardrobes & Laminate Wooden Floor. Access to Ensuite Shower Room.

### Bedroom Two (29' 4" x 14' 8") Two Rooms Combined

Spacious Bedroom which is a combination of two individual rooms, connected via a doorway, each measuring 14' 8" x 11' 10".

### Bedroom Three (16' 9" x 9' 8")

Rear aspect double Bedroom.

### Bedroom Four (15' 1" x 10' 10")

Front aspect double Bedroom with Laminate Wooden Floor.

### Bedroom Five (13' 6" x 7' 11")

Front aspect Bedroom complete with Laminate Wooden Flooring.

### Bathroom (10' 4" x 9' 4") at widest points

White four-piece suite comprising a wood panel Bath, a Pedestal Wash Hand Basin, a W.C. and a tiled Shower Cubicle with Electric Shower Unit. Complete with tiled floor and half wood panelled walls.

## Front

### Front

Brick paved driveway to the front, extending the length of the side of the property, providing off-road parking and access to the Integrated Garage. Barked area to the boundary with the road.

### Rear

Spacious enclosed Garden lined with mature hedging & trees offering good privacy. Two individual Lawn areas & paved path surrounding the rear boundary of the Property. The Path extends to paved Patio Area in the upper Lawn offering an ideal place to relax or entertain.