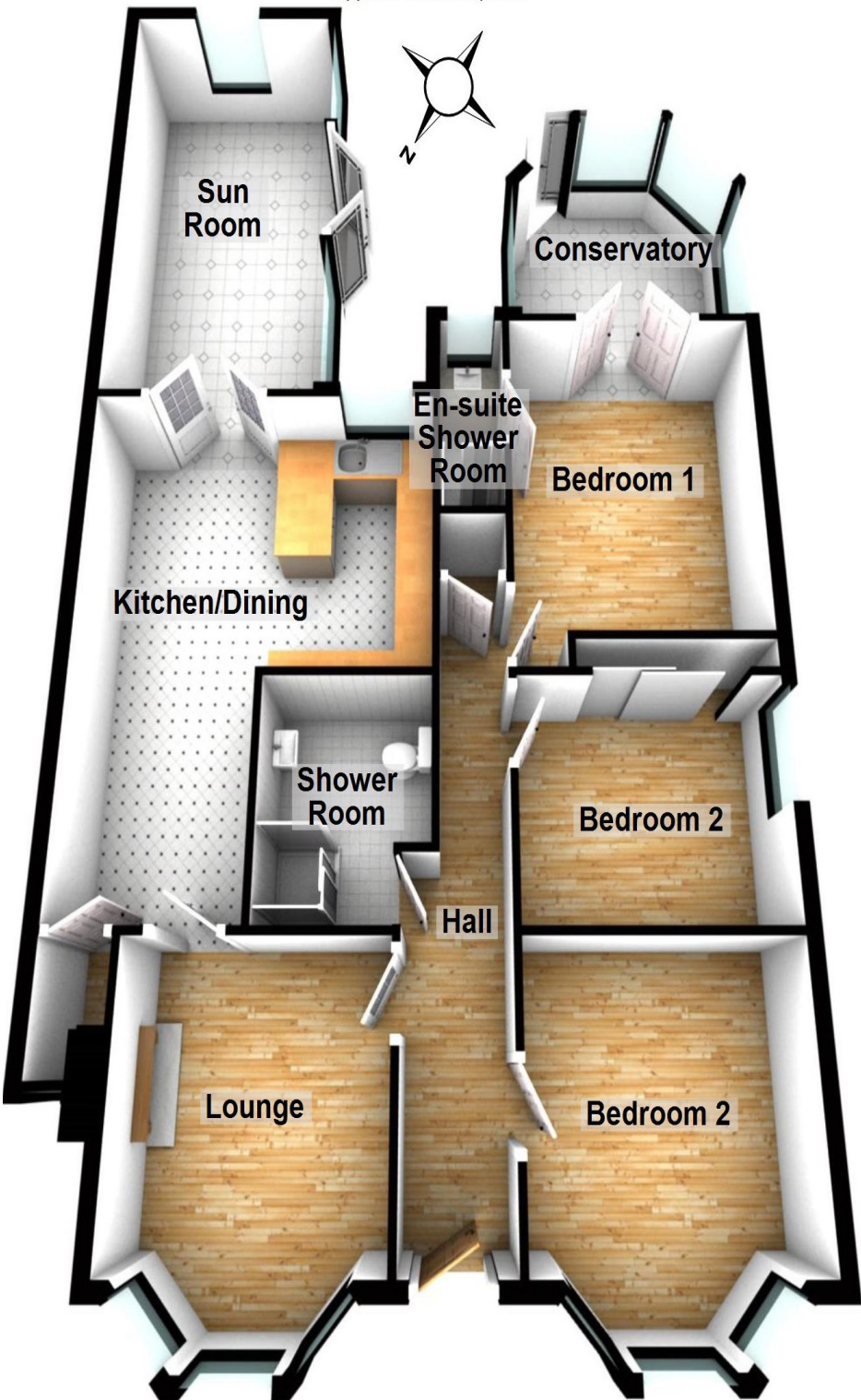


Independent

PROPERTY ESTATES

Ground Floor  
Approx. 1193.6 sq. feet



Independent

PROPERTY ESTATES



FOR  
SALE

391 Old Belfast Road, Bangor

Offers Over - £299,950

- Traditional Detached Bungalow
- Flexible living accommodation
- Total Internal Area Approx 1,194 sqft
- Three Bedrooms
- Bedroom One Ensuite Shower Room
- Conservatroy off Bedroom One
- Lounge with Feature Stove
- Spacious Kitchen / Dining Area
- Sun Room off Kitchen
- Garden Room / Utility Room
- Rear Paving, Decking & Stone
- Loose Stone Driveway to Front

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 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 Hall

Traditional Styled 'Stable' PVC Door with double glazed unit leading into the Entrance Hall complete with tiled flooring.

### Lounge (12' 4" x 10' 11") into Bay Window

Front aspect Reception Room complete with Wooden Flooring and a feature Cast Iron Stove.

### Kitchen / Dining (20' 1" x 15' 7")

'L' Shaped at widest points Contemporary Kitchen in a traditional style with a range of high and low level units with complimentary Laminate Roll-Edge Worktops extending into a Breakfast Bar. The Kitchen opens to provide ample space for dining with wooden floor throughout.

### Sun Room (18' 3" x 9' 8")

Spacious Reception Room, accessed via double doors from the Kitchen, with double glazing the length of the wall overlooking the Rear Garden. Complete with Laminate Wooden Flooring and double doors to the Garden.

### Bedroom One (12' 9" x 10' 10")

Rear aspect Double Bedroom with Wooden Flooring, access to an Ensuite Shower Room and double doors through to the Conservatory.

### Convervatory (10' 0" x 9' 4") at widest point

Accessed via the Principal Bedroom. Complete with tiled floor, panoramic windows overlooking the Rear Garden and double doors leading to the Rear Garden.

### Bedroom Two (12' 4" x 10' 11") into Bay Window

Front aspect double Bedroom leading into a Bay Window.

### Bedroom Three (10' 11" x 8' 6")

Side aspect Bedroom with access to built-in Wardrobes. Complete with Laminate Wooden Flooring.

### Shower Room (8' 5" x 6' 11") at widest points

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

## Outside

### Front

Loose stone driveway providing off-road parking with space for multiple vehicles.

### Rear

Enclosed rear garden, with a good degree of privacy, laid in a mixture of paving, loose stone and decking.

### Garden Room

Wood effect PVC clad Garden Room fitted as a Utility Room with access to a W.C. Also ideal for use as entertaining / relaxing area leading onto the Timber Decking Area.

### Lean-to

Covered Lean-to located to the side of the Property, gated at both ends, ideal for storage.

