

Independent

PROPERTY ESTATES

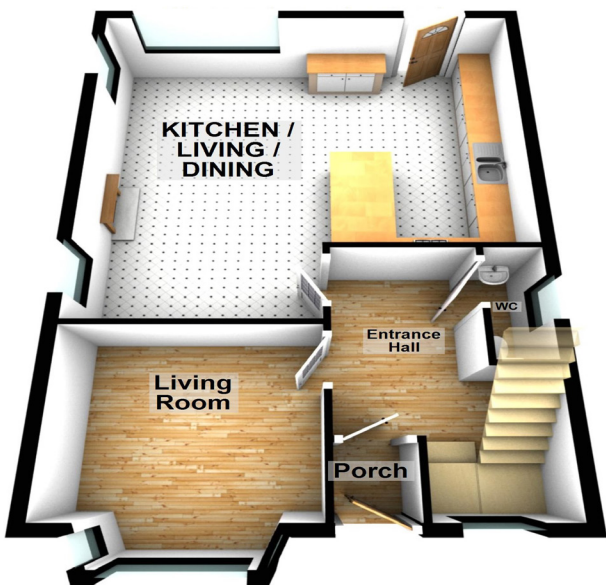


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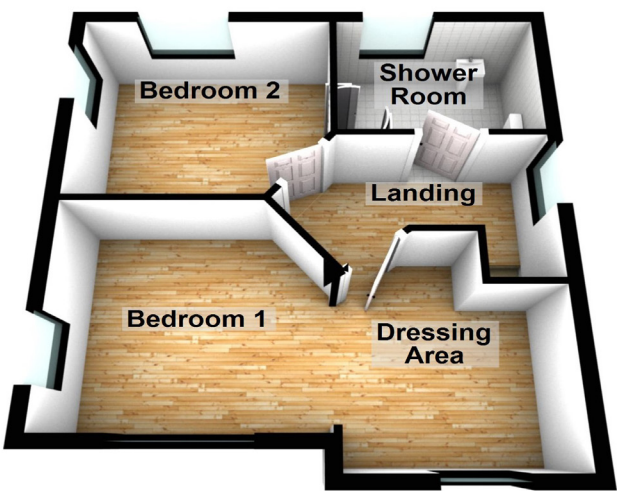
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Ground Floor



First Floor

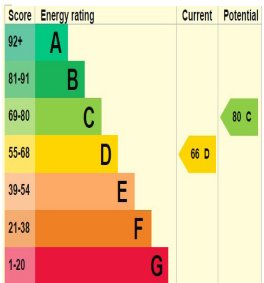


FOR SALE

17 Windmill Road, Bangor
Offers Over £325,000

- Stunning Detached Family Home
- Extended & Modernised Throughout
- Sought-After Ballyholme Location
- Two Bedrooms, Two Reception Rooms
- Stunning Contemporary Kitchen Open Plan to Living / Dining Area

- Ground Floor W.C.
- First Floor Shower Room Suite
- Gas Fired Central Heating
- Driveway to rear for off Road Parking
- Front Hedge Enclosed Garden with a mixture of Lawn, Loose Stone & Paving



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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Independent Property Estates are delighted to introduce to the Sales Market Number 17 Windmill Road, Ballyholme, Bangor.

This stunning detached Property has been recently extended and tastefully modernised to offer contemporary living accommodation over two floors to suit a myriad of individual needs.

Originally a three Bedroom Property, our Clients recently carried out substantial Home improvements and built and Extension at Number 17 and to facilitate their own individual requirements decided to turn the Property into a large two Bedroom Home, however this could easily be converted back to a three Bedroom Property to suit the new Buyers requirements.

The Ground Floor of the Property comprises a front aspect Living Room, a luxury open Plan Kitchen / Living / Dining area that provides access to the rear Garden via uPVC and double-Glazed Doors and a W.C.

The First Floor of the Property comprises two double Bedrooms (the Principal Bedroom benefitting from a Dressing Area) and a three-piece Shower Room Suite.

Ground Floor

Entrance Porch (3' 09" x 3' 03")
Access via a Composite and double-Glazed Door.

Entrance Hall (14' 05" x 10' 06")
Access via a Wood and Glazed Door, complete with Laminate Wooden Flooring and access to under Stair Storage.

Living Room (11' x 11" x 10' x 11")
Front aspect Reception Room with a feature Bow Bay Window.

W.C. (6' 11" x 2' 08")
Two-piece Suite comprising a Low Flush W.C. and a Sink with Storage under and a Tiled Splash back.

Kitchen / Living / Dining Area (21' 05" x 20' 03")
Luxury fitted Kitchen with a range of high-and-low level Units with complimentary compressed Laminated Worktops and Upstands, a Breakfast Bar area, an eye-level Microwave and double Oven, an integrated Fridge and Freezer, a four ring Indesit Induction Hob with a feature Splash back and an Extractor Hood over, a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit, Plumbed for a Washing Machine and space for a Tumble-dryer. Complete with Tiled Flooring in the Kitchen and Laminate Wooden Flooring throughout the Living and Dining Area. The Living / Dining area is complete with a feature Wood Burning Stove with a Tiled Heart, Roof Lights providing ample natural Light and access to the rear via a uPVC and double-Glazed Door.

First Floor

Landing (12' 06" x 4' 05")
Access to built-in Storage, access to Hot-press and access to the Roof space.

Principal Bedroom (17' 00" x 9' 10")
Front aspect double Bedroom with access to a Dressing Area.

Bedroom Two (10' 10" x 10' 00")
Rear aspect double Bedroom.

Shower Room (8' 09" x 6' 03")
Three-piece Suite comprising a Corner Mains Rainfall Shower; a Low Flush W.C. and a Sink with a feature Tiled Splash back and Storage under. Complete with an Extractor Fan, Tiled Flooring and part Tiled Walls.

Outside

Front
There is a Hedge enclosed Garden in Lawn, loose Stone and Paving.

Rear
There is a Hedge enclosed Garden in Lawn, loose Stone and a Driveway providing off Road Parking.

