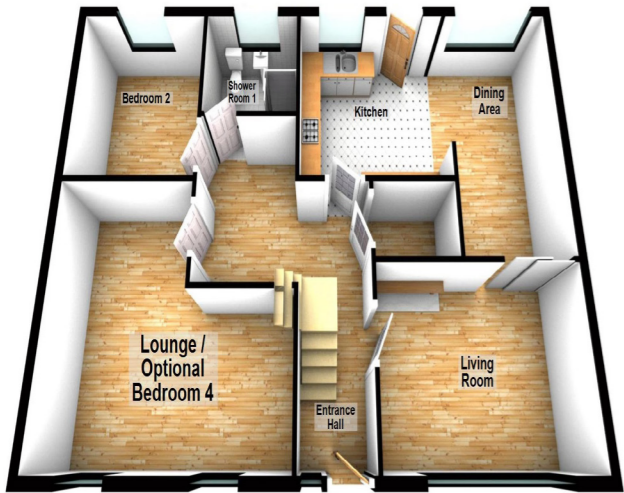


Independent

PROPERTY ESTATES



Ground Floor



First Floor



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



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A 92 plus		
B 81 - 91		
C 69 - 80		
D 55 - 68		
E 39 - 54		
F 21 - 38		
G 1 - 20		
Not energy efficient - higher running costs		
	Current	Potential
	Awaiting EPC	

FOR
SALE

10 Cranley Gardens, Bangor
Offers Over £279,000

- Detached Family Home, Chain Free
- Three Bedrooms & Three Reception Rooms, Home Office / Study
- Open Plan Kitchen / Dining Area
- Ground Floor Shower Room Suite
- First Floor Shower Room Suite

- Oil Fired Central Heating
- uPVC Double Glazing
- Detached Garage
- Large Driveway & Garden to the Front
- Fence Enclosed Garden in Paving and Small Trees to the Rear

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Independent Property Estates are privileged to receive instructions to offer to the Sales Market Number 10 Cranley Gardens, Bangor.

This Detached Family Home set on a large corner Site is well presented throughout with accommodation over two floors providing an ideal Family Home.

The accommodation on offer on the Ground Floor comprises One double Bedroom, Three Reception Rooms to include an Open Plan Kitchen / Dining Area and a Shower Room Suite.

On the First Floor there are two Bedrooms (one benefitting from a Dressing Room), a Home Office / Study and a Shower Room Suite.

Ground Floor

Entrance Hall (13' 11" x 13' 03")

Access via a uPVC and double-Glazed Door with a double-Glazed side Panel. Complete with Solid Wooden Flooring and access to built-in Storage.

Living Room (15' 08" x 11' 02")

Front aspect Reception Room with a feature Open Fire with a Tiled Hearth / Surround and a Wooden Mantle. Complete with Laminate Wooden Flooring and Archway providing access to:

Dining Area (10' 00" x 8' 06")

Rear aspect Reception Room, complete with Tiled Flooring. Open plan to:

Kitchen (12' 03" x 7' 05")

Fitted Kitchen with a range of high- and low-level units with complimentary Worktops, a 1 & ½ Bowl Ceramic Sink and Drainer Unit, space for a Hob / Oven and space for a Fridge / Freezer. Complete with Plumbing for a Washing Machine, part Tiled Walls, Tiled Flooring and an Extractor Hood. A uPVC a double-Glazed Door provides access to the rear.

Lounge / Optional Bedroom Four (18' 04" x 11' 03")

Front aspect Reception Room / Bedroom with Laminate Wooden Flooring.

Bedroom Two (10' 03" x 9' 10")

Rear aspect double Bedroom with fitted Wardrobes.

Shower Room 1 (7' 08" x 5' 02")

Three-piece Suite comprising a Walk-in Mains Shower, a Low Flush W.C. and a Sink. Complete with Tiled Walls, Tiled Flooring and a Chrome Heated Towel Rail.

First Floor

Landing (13' 05" x 5' 02")

Bright and spacious with access to the Roof space and built-in Storage.

Primary Bedroom (17' 08" x 10' 04")

Dual aspect double Bedroom with fitted Slide Robes.

Bedroom Three (9' 00" x 7' 00")

Rear aspect Bedroom, through to:

Dressing Room (9' 02" x 8' 05")

Rear aspect.

Office / Study (7' 06" x 7' 02")

Front aspect, complete with Laminate Wooden Flooring.

Shower Room 2 (7' 09" x 6' 07")

Three-piece Suite comprising a Mains Shower Cubicle, a Low Flush W.C. and a Sink with Storage under.

Outside

To the front of the property there is a Driveway providing off Road Parking and a Garden in Lawn and small Trees.

This Property enjoys a private Fence Enclosed rear Garden in Lawn, Hedging and small Trees. A raised Patio area offers the perfect place to relax or entertain guests. Access to the Garage.

Garage (13' 05" x 8' 09")

Access to the front via an Electric Soller Shutter Door, complete with Light and Power. Through to:

Utility Area (8' 11" x 6' 06")

