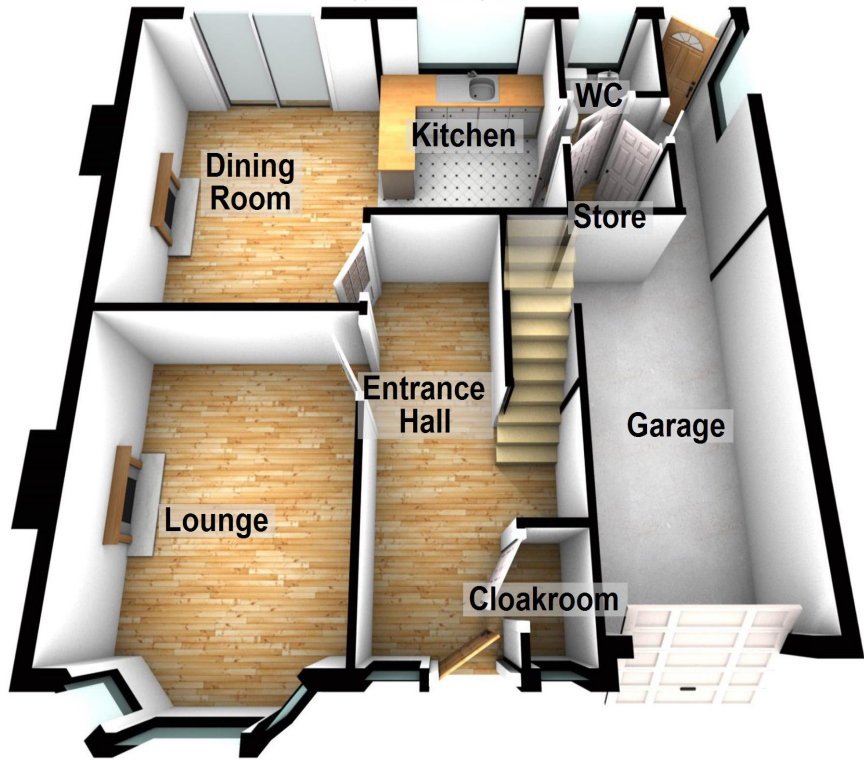


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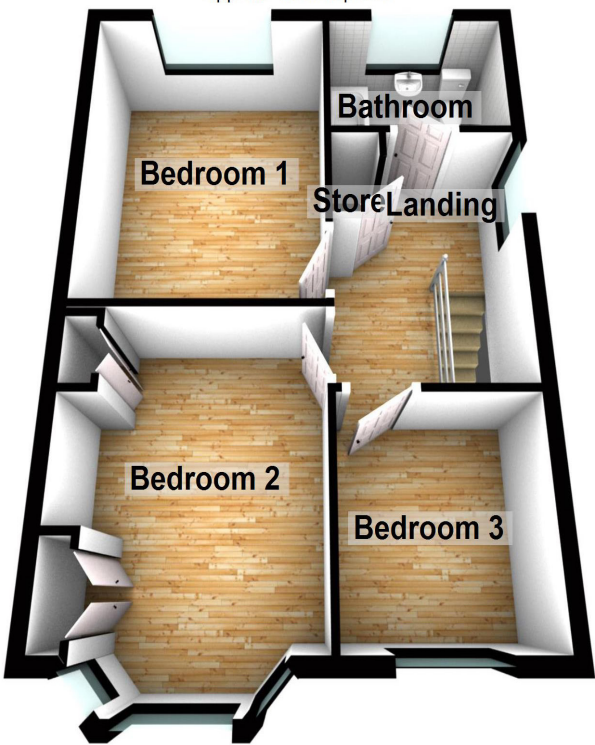
PROPERTY ESTATES



Ground Floor  
Approx. 536.6 sq. feet



First Floor  
Approx. 489.5 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

47 Springhill Road, Bangor  
Offers Over £269,950

- Semi-Detached Family Home
- Total Internal Area c.1,026 sqft
- Three First Floor Bedrooms
- Open Plan Kitchen / Dining Room
- First Floor Bathroom
- Ground Floor W.C.
- Gas Fired Central Heating
- uPVC Double Glazing
- Adjoined Garage
- Enclosed Rear Lawn & Patio
- Lawn & Driveway to Front
- Close to Bangor West Train Halt

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	73 C
39-54	E		
21-38	F		
1-20	G		

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This Semi-Detached Family Home, in a sought-after area, is within close proximity to Bangor West Train Halt, Rathmore Primary School, Springhill Shopping Centre, the picturesque North Down Coastal Path & arterial routes to Belfast.

Accommodation, over two floors with a total internal area of approximately 1,026 sqft, comprises of two Reception Rooms, one of which is open plan to the Kitchen, on the Ground Floor and three well-proportioned Bedrooms on the First Floor.

Furthermore, there is a Bathroom Suite on the First Floor & a Ground Floor W.C. From the Rear Hall, off the Kitchen, there is also access to the Adjoined Garage which is plumbed for utilities.

## Ground Floor

**Lounge (13' 6" x 10' 10") into Bay Window**  
Front aspect Reception, leading into Bay Window, with a feature Stone Fireplace with inset Gas Fire Wooden Flooring.

**Dining Room (12' 11" x 10' 11")**  
Rear aspect Reception Room open plan off the Kitchen making it ideal for use as a Dining Room. Complete with Wooden Floor, a Gas Fire and sliding doors to the Rear Garden.

**Kitchen (9' 0" x 8' 5")**  
Open plan off the Dining Room, fitted Kitchen with a range of high & low level units with complimentary Worktops, a Stainless-Steel Sink Unit and plumbed for a Dishwasher. Complete with tiled flooring.

**Rear Hall**  
Linking the Kitchen, the W.C. and the Adjoined Garage.

**W.C. (4' 4" x 3' 8")**  
Traditional styled two-piece suite comprising a W.C. and a Wash Hand Basin. Complete with tiled floor and half tiled walls.

**Adjoined Garage (14' 9" x 8' 3")**  
Two-piece suite comprising a W.C. and a Wash Hand Basin. White two-piece suite comprising a Push Button W.C. and a wall-mounted Wash Hand Basin. Complete with tiled floor.

## First Floor

**Bedroom One (12' 10" x 10' 11")**  
Rear aspect double Bedroom.

**Bedroom Two (13' 6" x 10' 10") into Bay Window**  
Front aspect Bedroom with built-in Wardrobes.

**Bedroom Three (8' 5" x 8' 4")**  
Front aspect Bedroom.

**Bathroom (8' 3" x 5' 4")**  
White three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a Panel Bath a Shower Attachment. Complete with PVC wall panels..

## Outside

**Front**  
To the front there is a garden laid in lawn as well as driveway providing off-road parking and access to the Adjoined Garage.

**Rear**  
Hedge enclosed garden laid primarily in lawn with a patio area connecting to the Rear of the Property accessed from the Dining Room and Adjoined Garage.

