

Independent

PROPERTY ESTATES



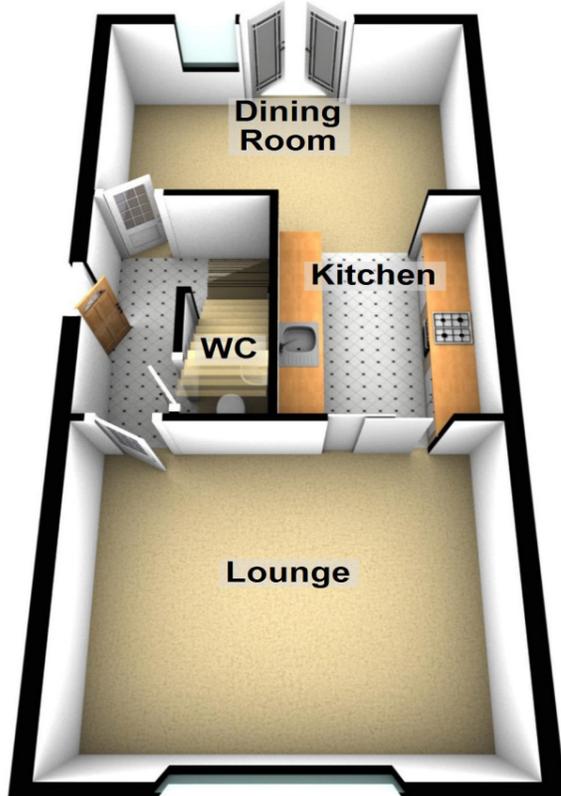
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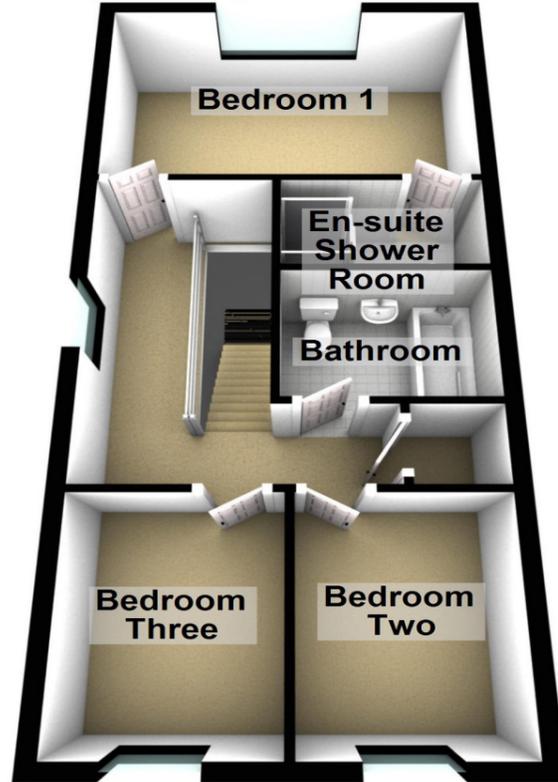
Ground Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



FOR SALE

21 Tudor Park, Bangor

Offers Over - £189,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Modern Semi-Detached Property
- Contemporary Design
- Total Internal Area Approx. 1,010 sq ft
- Three First Floor Bedrooms
- Bedroom One: Ensuite Shower Room
- Two Reception Rooms
- Modern Kitchen w/ Appliances
- Modern 1st Floor Bathroom
- Ground Floor W.C.
- PVC Double Glazing
- Driveway Providing Parking
- Rear Lawn Garden



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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This modern Semi-Detached Family Home, with a total internal area of approximately 1,010 sqft, offers contemporary living over two floors simply ready to move in to and enjoy.

The Ground Floor features a semi-open plan layout, divisible by sliding doors, with two Receptions linked by a modern Kitchen. The Ground Floor is completed with a Ground W.C..

The First Floor of the Property comprises of three Brooms, the Principal Bedroom benefits from access to an Ensuite Shower Room, and a modern Bathroom Suite.

Externally, to the front of the Property there is a garden laid in lawn with an iron fence to the boundary and a driveway providing off-road parking. To the rear there is a lawn garden with timber fencing to the boundaries.

Ground Floor

Entrance Hall

Composite Door, to the side of the Property, leading into the Entrance Hall complete with tiled flooring.

Lounge (14' 9" x 13' 2")

Spacious front aspect Reception Room leading through to the Kitchen which is divisible by a sliding door.

Dining Room (14' 9" x 9' 10")

Rear aspect Reception Room, accessed via the Kitchen and the Entrance Hall, with double doors to the Rear Garden.

Kitchen (10' 5" x 7' 9")

Modern fitted Kitchen, connecting the Lounge and Dining Room, with a range of high and low level Gloss Units with complimentary Laminate Worktops. Integrated Appliances include an 'eye-level' Oven, a Hob, a Dishwasher, a Washing Machine, a Fridge / Freezer and a Stainless-Steel Sink Unit. Complete with tiled flooring.

W.C. (5' 10" x 2' 11")

Ground Floor W.C., accessed from the Entrance Hall, with a white two-piece suite comprising a Push Button W.C. and a Pedestal Wash Hand Basin. Complete with tiled flooring.

First Floor

Bedroom One (14' 9" x 9' 10")

Rear aspect double Bedroom with an Ensuite Shower Room.

Ensuite Shower Room (7' 10" x 4' 4")

Modern Shower Room with a white three-piece suite comprising Push Button W.C., Pedestal Wash Hand Basin & Shower Enclosure with Mains Shower. Tiled flooring.

Bedroom Two (9' 7" x 7' 3")

Front aspect Bedroom.

Bedroom Three (9' 7" x 7' 3")

Front aspect Bedroom.

Bathroom (9' 7" x 7' 3")

White three-piece suite comprising a tile-surround Panel Bath with Shower Attachment, a Pedestal Wash Hand Basin and a Push Button W.C.. Complete with tiled flooring.

Outside

Front

Garden laid in lawn with an iron fence to the boundary and a driveway providing off-road parking.

Rear

Lawn garden with timber fencing to the boundaries.

