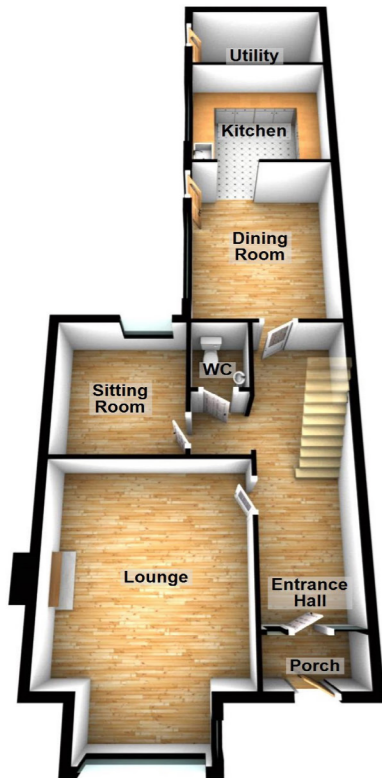


Independent

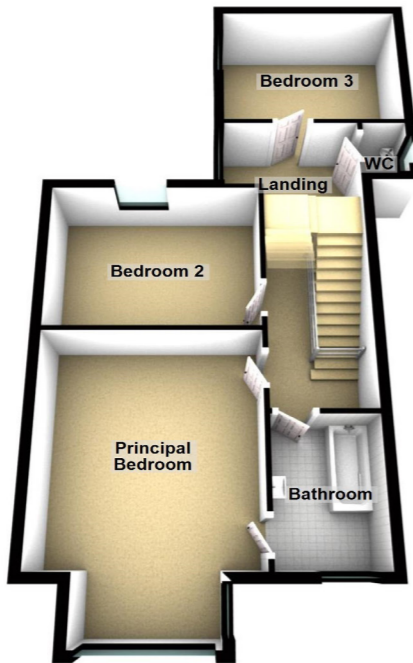
PROPERTY ESTATES



Ground Floor



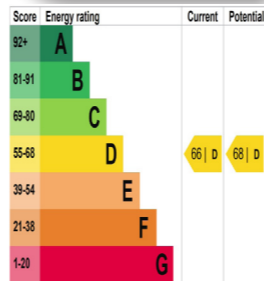
First Floor



Second Floor



FOR  
SALE



## 75 Clifton Road, Bangor

Offers Over £275,000

- Stunning Mid Terrace Family Home
- Extensively Renovated & Modernised
- Five Double Bedrooms
- Three Separate Reception Rooms
- Fully Fitted Kitchen
- First Floor Bathroom
- Second Floor Shower Room
- W.C. on Each Floor
- Gas Fired Central Heating
- Enclosed Rear Courtyard

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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 beautiful Family Residence has been tastefully modernised & renovated, whilst still retaining many period features, to offer a stunning home with spacious living accommodation and is yards from the Prestigious Royal Ulster Yacht Club which is widely recognised as the centre for yachting at Belfast Lough.

Recent renovations include sympathetically replacing the roof and cladding in natural slate, installing new double glazed windows throughout, a newly installed gas central heating system with Hive smart thermostat and controls. The Property has also been further enhanced with new PVC Facia, Soffits and Aluminum Guttering.

## Ground Floor

**Lounge (14' 7" x 12' 10") 18' 6" into Bay Window**  
Spacious front aspect Reception Room into Bay Window. Complete with a feature Wood Burning Stove on a Slate topped hearth and Laminate Wooden Flooring.

**Sitting Room (10' 0" x 8' 8")**  
Rear aspect Reception Room with views over the Rear Courtyard. Complete with Wooden Floor and Tongue & Groove Ceiling.

**Dining Room (14' 0" x 11' 3")**  
Spacious Dining Room with Wood Strip Floor and a decorative Tiled Fireplace. Access to understairs storage, a door to the Rear Courtyard and open doorway to:

**Kitchen (11' 2" x 9' 10")**  
Fitted Kitchen with a range of high and low level Units (with glass display cabinets) with complimentary solid Wooden Worktops, a twin 'Belfast' Sink. Complete with Wooden Floor continued from the Dining Room and part tiled walls.

**W.C.**  
Comprising a Push Button W.C. and a Wash Hand Basin mounted on a Wooden Storage Unit.

## First Floor

**Principal Bedroom (14' 0" x 13' 0") 18' 7" into Bay**  
Front aspect double Bedroom with access to:

**Bedroom Two (13' 0" x 10' 0")**  
Rear aspect double Bedroom.

**Bedroom Three (11' 3" x 9' 5")**  
Rear aspect double Bedroom.

**Bathroom**  
Modern Bathroom with a Tile Surround Bath with Thermostatic Shower Unit and a Vanity Unit Wash Hand Basin. Complete with tiled floor, part tiled walls and a heated towel rail. Shower and a Pedestal Wash Hand Basin. Tiled Walls.

**Separate W.C.**  
Corner Wash Hand Basin & Low Flush W.C.. Tiled floor.

## Second Floor

**Bedroom Four (12' 10" x 10' 1")**  
Rear aspect double Bedroom with views over Belfast Lough.

**Bedroom Five (14' 9" x 10' 10") at widest points**  
Front aspect double Bedroom.

**Shower Room**  
Two-piece suite comprising a fully tiled Shower Cubicle with thermostatic Shower and a Pedestal Wash Hand Basin and complete with a Heated Towel Rail.

**Separate W.C.**  
Comprising a Low Flush W.C.

