

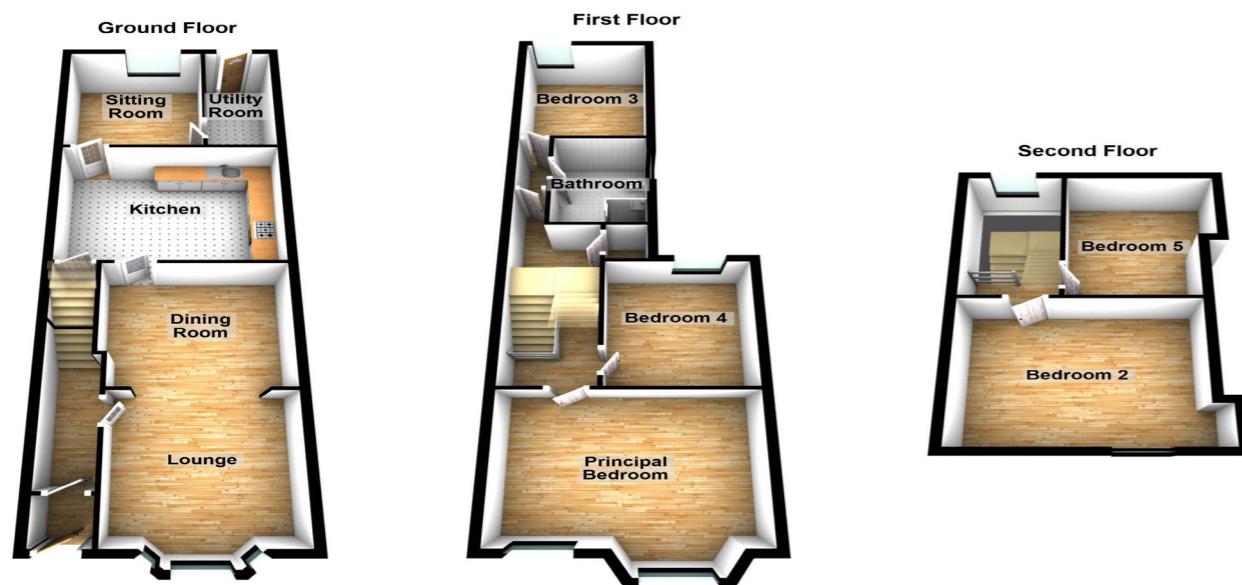
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PROPERTY ESTATES



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FOR SALE

126 Victoria Road, Bangor

Offers Over - £225,000

- Charming End Townhouse
- Sought-After Town Centre Location
- Five Bedrooms
- Two+ Separate Reception Rooms
- Spacious Kitchen with Dining Space
- Utility Room to Rear
- First Floor Modern Shower Room
- Gas Fired Central Heating
- Enclosed Rear Loose Stone Garden
- Potential for Off-Road Parking from Rear Access

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		



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 offer to the Sales Market Number 126 Victoria Road, Bangor.

This charming and deceptively spacious End Townhouse is located in Bangor's Town Centre within close proximity to Bangor Marina, the picturesque North Down Coast and a host of local restaurants.

Accommodation, laid out over three floors, comprises of five Bedrooms, an open plan Living / Dining Room, a spacious Kitchen and separate rear aspect Sitting Room with views over the Rear Garden.

The accommodation is completed with a Utility Room with Rear Garden access and a First Floor Modern Shower Room.

Ground Floor

Entrance Porch

Wooden Door with Glazing leading into Enclosed Entrance Porch complete with tiled floor. Glazed Door to:

Entrance Hall

Complete with Wooden Flooring.

Lounge (12' 0" x 11' 0") excluding Bay

Front aspect Reception Room leading into a Bay Window and complete with Wooden Flooring. Open Plan to:

Dining Room (11' 7" x 11' 5")

Complete with Wooden Flooring and a feature Cast Iron Fireplace with tiled Hearth.

Kitchen (15' 1" x 12' 7")

Modern fitted Kitchen with a range of contemporary high and low level units with a complimentary Worktops, a Stainless Steel Sink Unit and an integrated Dishwasher. Complete with tiled Floor and provides space for dining.

Sitting Room (12' 1" x 9' 7")

Rear aspect Reception Room with views over the Rear Garden.

Utility Room (12' 1" x 4' 9")

Accessed from the Sitting Room and provides access to the Rear Garden. Plumbed for Utilities.

First Floor

Principal Bedroom (15' 1" x 12' 0")

Front aspect double Bedroom leading into a Bay Window.

Bedroom Three (12' 2" x 9' 8")

Rear aspect Double Bedroom.

Bedroom Four (11' 6" x 9' 0")

Rear aspect Bedroom.

Shower Room

Modern Shower Room with a white three-piece suite comprising a Pedestal Wash Hand Basin, a Push Button W.C. and walk-in tiled shower enclosure with mains Shower. Complete with Wooden Floor.

Second Floor

Bedroom Two (13' 9" x 12' 1")

Front aspect double Bedroom.

Bedroom Five (11' 1" x 9' 0") at widest point

Rear aspect Bedroom.

Outside

Front

Wall enclosed garden.

Rear

Enclosed Rear Garden laid primarily in loose stone.

