

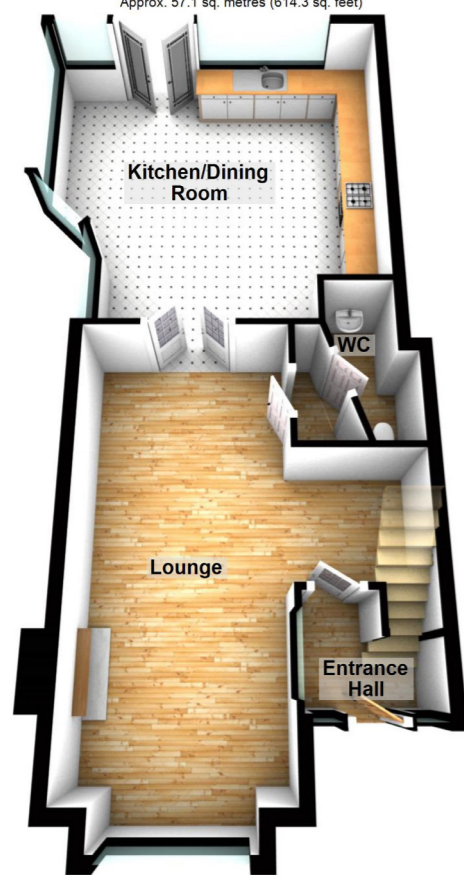
# Independent

PROPERTY ESTATES



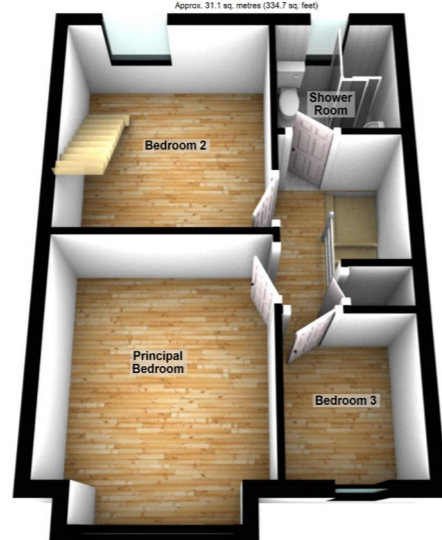
### Ground Floor

Approx. 57.1 sq. metres (614.3 sq. feet)



### First Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



### Second Floor

Approx. 11.4 sq. metres (122.2 sq. feet)



Total area: approx. 99.5 sq. metres (1071.2 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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# Independent

PROPERTY ESTATES



## 10 Rugby Avenue, Bangor West

Offers Over - £219,950

**FOR SALE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	63   D
39-54	E		
21-38	F		
1-20	G		

- Attractive Semi Detached Property
- Sitting on a Generous Sized Site
- Sought-After Bangor West Location
- Three First Floor Bedrooms
- Spacious Lounge Leading through to:
- Kitchen with Ample Dining Space
- Converted Roof Space
- Gas Fired Central Heating
- Spacious Rear Lawn Garden
- Spacious Driveway
- Detached Garage
- Close to Primary Schools

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## Ground Floor

### Entrance Hall

PVC Door with Double Glazing leading into the Entrance Hall complete with tiled flooring.

### Lounge (20' 3" x 10' 0")

Spacious front aspect Reception Room with Wooden Floor and a Feature Cast Iron Fireplace. Double Doors leading through to:

### Kitchen / Dining (18' 2" x 17' 10") at widest point

Modern fitted Gloss Kitchen with an excellent range of high and low level units and complimentary Worktops. Integrated appliances include a Dishwasher, Dual Oven, a Hob and a Stainless Steel Sink Unit. Complete with Laminate Wooden Flooring. Provides ample space for dining and panoramic windows overlooking the Rear Garden.

### W.C.

Two-piece suite comprising a Push Button W.C. and a wall mounted Wash Hand Basin. Complete with tiled floor and part tiled walls.



## First Floor

### Principal Bedroom (11' 5" x 10' 0") at widest point

Front aspect double Bedroom complete with Laminate Wooden Flooring.

### Bedroom Two (10' 0" x 10' 0") at widest point

Rear aspect double Bedroom complete with Laminate Wooden Flooring. Staircase leading to Floored Roof Space.

### Bedroom Three (6' 2" x 5' 10")

Front aspect Bedroom complete with Laminate Wooden Flooring.

### Shower Room (5' 10" x 5' 4")

White three-piece suite comprising a Push Button W.C., a Shower Cubicle with Mains Shower and a Wash Hand Basin. Complete with tiled walls.

### Floored Roof Space (12' 0" x 9' 7") at widest point

Accessed via a staircase from Bedroom Two and provides additional accommodation. Access to multiple separate storage areas and a Velux Window.



## Outside

### Front

To the front of the Property a driveway provides off-road parking for multiple vehicles as well as access to the Detached Garage and the Rear Garden.

### Rear

To the rear of the Property there is a spacious enclosed garden laid primarily in lawn as well as a loose stone area ideal for relaxing or entertaining.

### Detached Garage (21' 0" x 8' 8")

Accessed via a roller shutter door to the front and a separate side access from the Rear Garden. Plumbed for Utilities and fitted with spotlights and power points.