

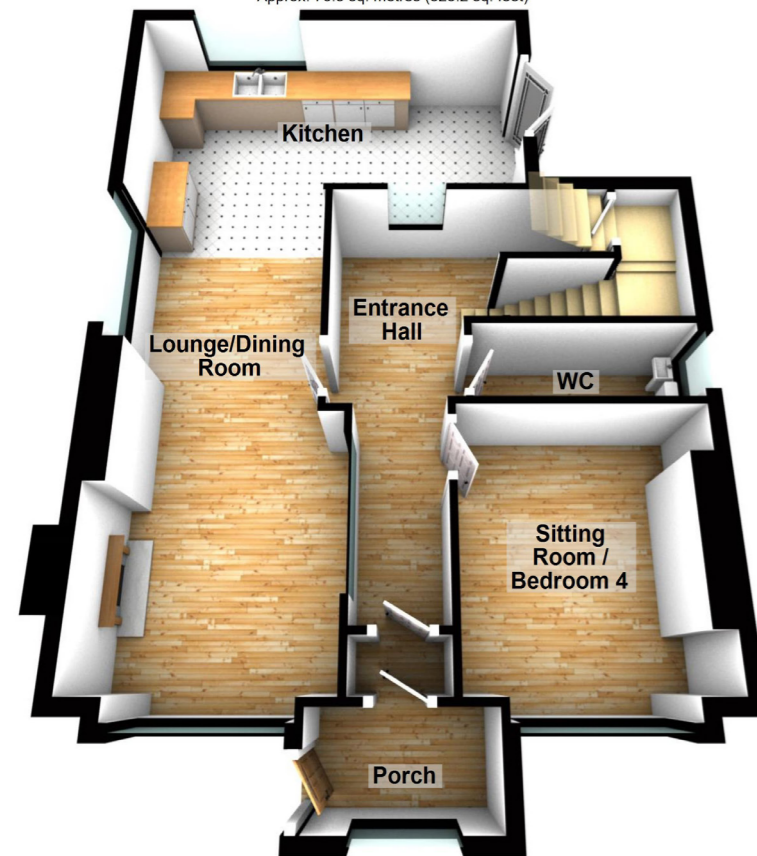
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PROPERTY ESTATES



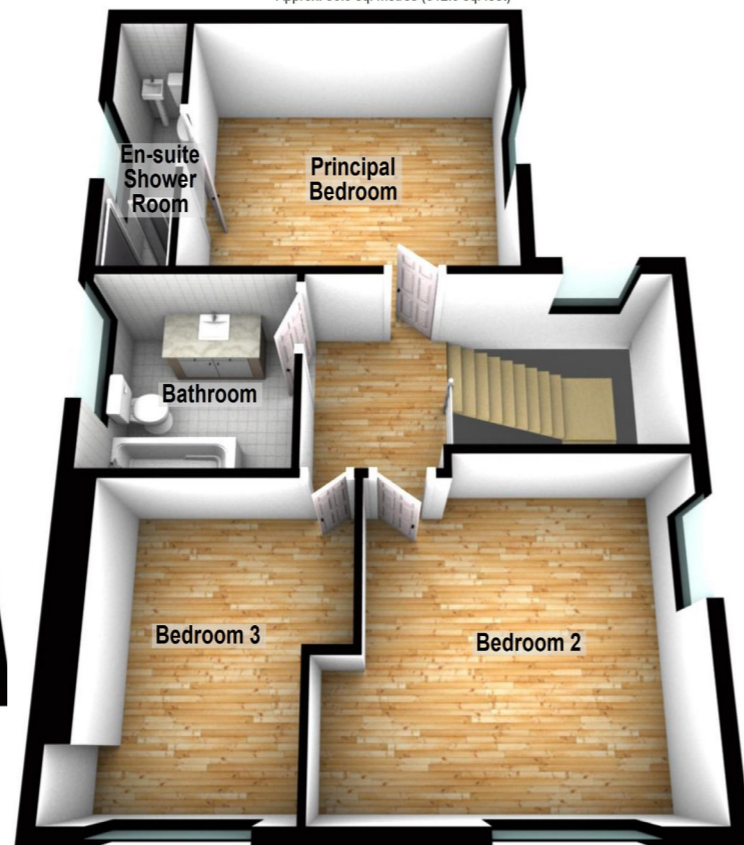
Ground Floor

Approx. 76.5 sq. metres (823.2 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.0 sq. feet)



Total area: approx. 133.3 sq. metres (1435.2 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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PROPERTY ESTATES



FOR SALE

34 Victoria Drive, Bangor Offers Over £295,000

- Stunning Detached Property
- Renovated to a High Standard
- Total Area Approx 1,435 sq ft
- Modern & Contemporary Finish
- Flexible Living Over Two Floors
- 4 Bedrooms & 1 Reception, or:
- 3 Bedrooms & 2 Receptions
- Partial Views Over Belfast Lough
- Fitted Kitchen Open from Lounge
- Gas Fired Central Heating
- uPVC Triple & Double Glazing
- Enclosed Rear Paved Garden
- Town Centre Location
- Close to Bangor Marina & Coast

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	71 C
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Entrance Porch

Composite Door leading into the Enclosed Entrance Porch complete with tiled flooring.

Entrance Hall

Wooden door leading in from the Entrance Porch to the spacious Entrance Hall complete with Laminate Wooden Floor. Access to under stair storage and is plumbed for a Washing Machine.

Lounge / Dining (21' 9" x 10' 2") at widest point

Spacious Reception Room with a feature exposed brickwork Fireplace and complete with Laminate Wooden Floor. Open Plan to:

Kitchen (18' 1" x 9' 1")

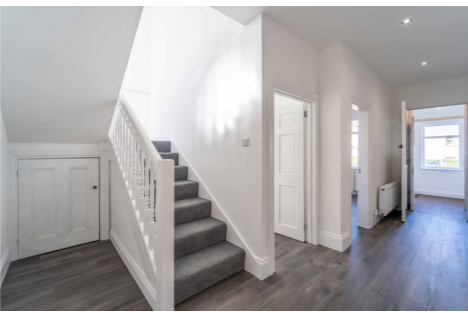
Modern 'Shaker' style Kitchen with an excellent range of high and low level units offering extensive storage (including a larder), complimentary Worktops. The Kitchen offers space for a Range Cooker, a Fridge / Freezer, a Dishwasher and is complete with tiled flooring, double doors to the Rear and has its own independently controlled underfloor heating.

Sitting Room / Bedroom Four (10' 10" x 10' 5")

Front aspect Reception Room complete with Laminate Wooden Floor. Could be utilised as a Ground Floor Bedroom.

W.C. (9' 5" x 3' 2")

Laminate Wooden Floor continued from the Entrance Hall and featuring a contemporary Wash Hand Basin combined with W.C. Unit with storage.



First Floor

Principal Bedroom (14' 6" x 9' 8")

Rear aspect double Bedroom. Laminate Wooden Floor & access to:

Ensuite Shower Room (9' 7" x 3' 2")

Fully tiled Shower Room with a two-piece suite comprising a contemporary Wash Hand Basin combined with W.C. Unit with storage and a Shower Cubicle with Mains Shower.

Bedroom Two (14' 6" x 11' 3") at widest point

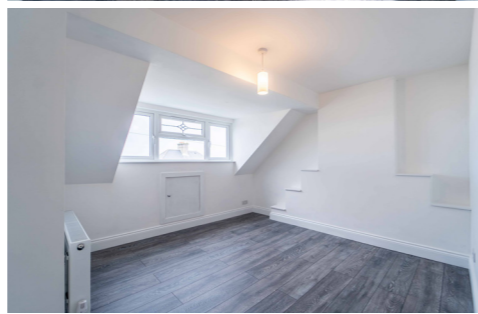
Front aspect double Bedroom with Laminate Wooden Floor. Partial Views Over Belfast Lough.

Bedroom Three (12' 4" x 10' 3") at widest point

Front aspect double Bedroom with Laminate Wooden Floor. Partial Views Over Belfast Lough.

Bathroom (9' 0" x 7' 1")

Contemporary Bathroom suite with traditional styling featuring a Stone top storage unit with a Wash Hand Basin cut in, a Push Button W.C. and a Bath with Mains Shower attachment over. Complete with wall and floor tiling.



Outside

Front

Garden area and a driveway providing off-road parking for multiple vehicles.

Rear

Fence enclosed Garden primarily in paving with both a cold tap and hot water tap.



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