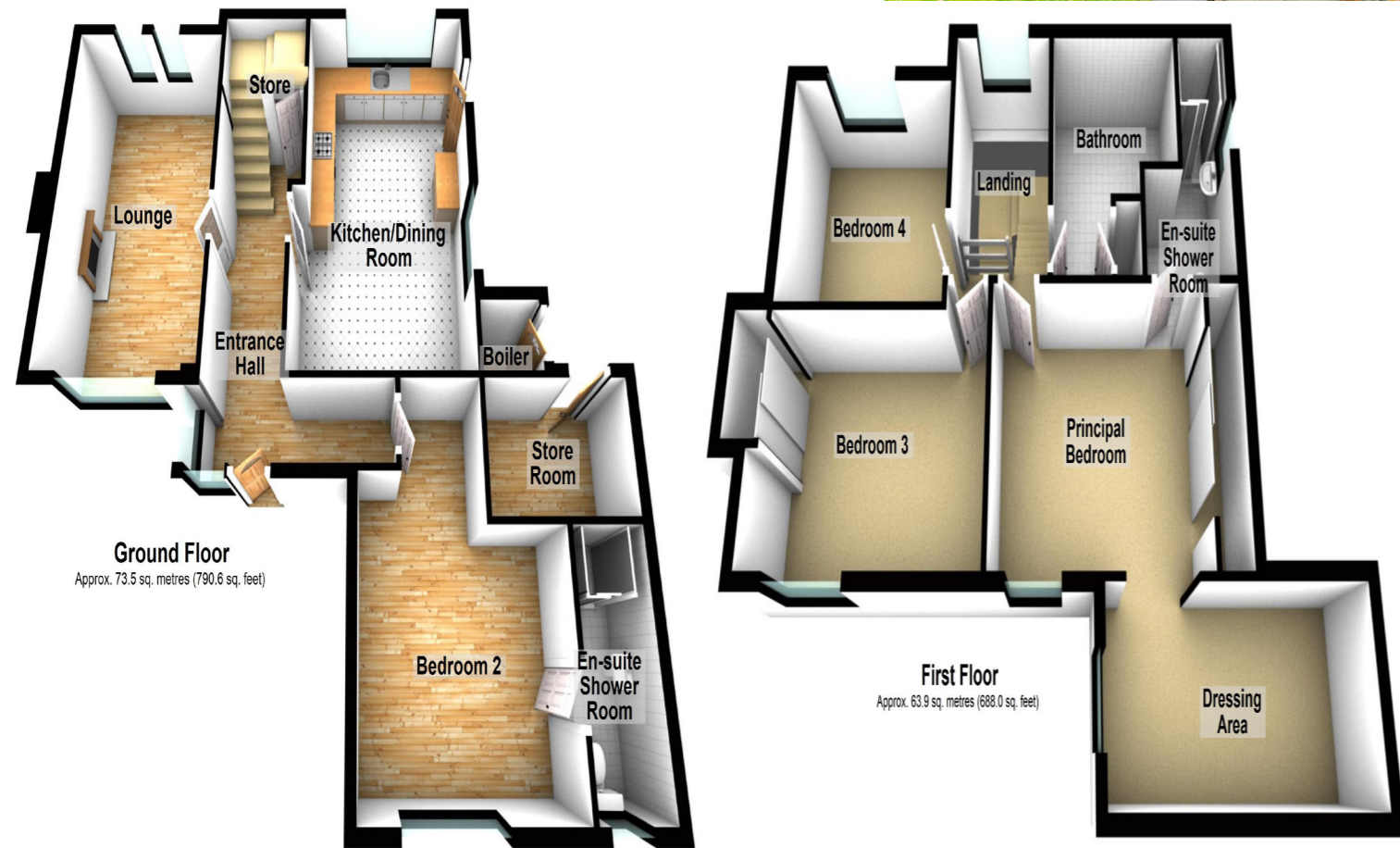


Independent

PROPERTY ESTATES



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FOR SALE 10 Laragh Park, Bangor Offers Over £295,000

- Modern Detached Family Home
- Total Area Circa 1,540 sq ft
- 4 Bedrooms (2 Ensuite Shower)
- Modern & Contemporary Finish
- Spacious Through Aspect Lounge
- Kitchen open plan to Dining Area
- Modern First Floor Bathroom Suite
- Roof Space Conversion
- Gas Fired Central Heating
- uPVC Double Glazing
- uPVC Triple & Double Glazing
- Enclosed South Facing Rear Lawn
- Spacious Brick Paved Driveway
- Cul-De-Sac Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	69 C
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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Ground Floor

Entrance Hall

Doubled Glazed PVC Door with full length double glazed corner windows allowing light to flow into the Entrance Hall. Complete with Wooden Floor and access to under stair storage.

Lounge (18' 0" x 10' 7")

Spacious through aspect Reception Room with a feature Fireplace with a Scrabo Stone Mantel and Granite Hearth. Wooden Flooring.

Kitchen (11' 7" x 9' 6")

Luxury fitted 'Shaker' style Kitchen with an excellent range of high and low level units with a Quartz Stone Worktops and Upstands. Integrated appliances include an Induction Hob, a Washing Machine, a Dishwasher and is plumbed for an 'American' style Fridge / Freezer. Complete with tiled flooring. Open Plan to:

Dining Area (12' 6" x 9' 6")

Open plan off the Kitchen with the tiled floor continued from the Kitchen. Complete with a feature Multi-Fuel Stove.

Bedroom Two (12' 8" x 12' 6")

Front aspect double Bedroom with access to:

Ensuite Shower Room (10' 5" x 4' 2")

Contemporary white three-piece suite comprising a Push Button W.C., a Wash Hand Basin with storage under and a tiled Shower Cubicle with Mains Shower.

First Floor

Principal Bedroom (13' 3" x 9' 10") excluding storage

Front aspect double Bedroom. Built-in Wardrobe & open to:

Dressing Area (15' 0" x 6' 8")

Open area part of the Principal Bedroom ideal for use as a dressing room but also lends to a number of other uses.

Ensuite Shower Room (10' 0" x 5' 8") at widest point

Modern Ensuite Shower Room with a white three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a tiled Shower Cubicle with Electric Shower Unit.

Bedroom Three (14' 3" x 9' 10")

Front aspect double Bedroom. Built-in Wardrobe Storage.

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

Rear aspect Bedroom.

Bathroom (9' 10" x 8' 3") at widest point

Deluxe fitted Bathroom Suite with a three-piece white suite comprising a Free-Standing Bath, a Push Button W.C. and a Wash Hand Basin. Complete with tiled floor and tiled walls.

Outside

Front

To the front, there is a garden laid in lawn & a feature brick paved driveway provides off-road parking for multiple vehicles.

Rear

Sitting on a generous side corner site in a cul-de-sac, this Property enjoys a spacious enclosed south facing garden to the rear primarily laid in lawn as well as a well-placed brick paved area and timber decking area providing an ideal place to relax or entertain.

Store Room (8' 9" x 5' 6")

Store Room to the Rear of the Property accessed from the rear paved seating area.

