

Independent

PROPERTY ESTATES



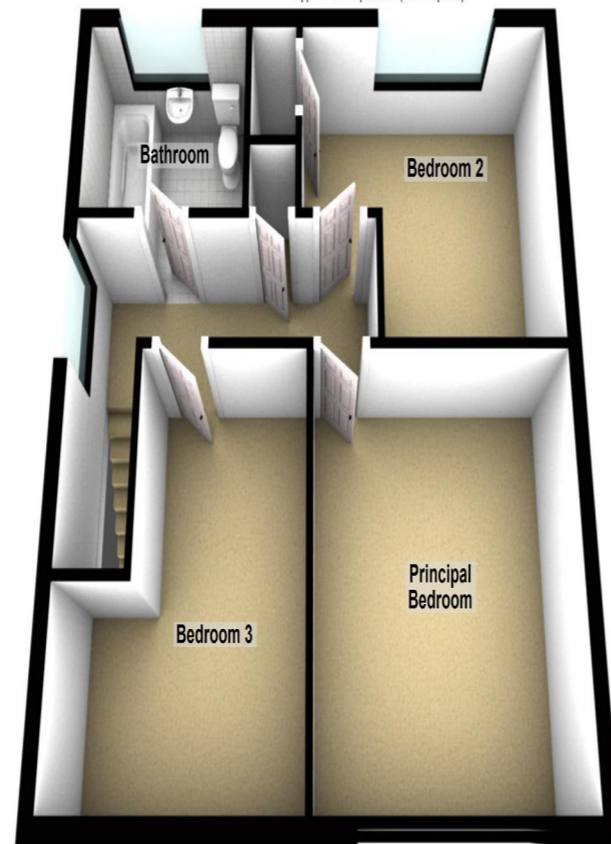
Ground Floor

Approx. 78.3 sq. metres (843.2 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



Total area: approx. 125.9 sq. metres (1355.4 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



17 Ardmillan Park, Bangor

Offers Over - £249,950

FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	53 E	
21-38	F		
1-20	G		

- Detached Family Home
- Sought-After Residential Area
- 3 Well-Proportioned Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- First Floor Bathroom Suite
- Double Glazing Throughout
- Oil Fired Central Heating
- Adjoined Garage & Outside W.C
- Lawn Garden & Parking to Front
- Enclosed Rear Lawn & Patio Area
- Cul-De-Sac Location

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Ground Floor

Entrance Hall

PVC Door with double glazed panelling and double glazed side panel leading into Entrance Hall. Access to under stairs storage.

Lounge (16' 1" x 11' 9")

Spacious front aspect Reception Room with Laminate Wooden Flooring and a tile surround Fireplace. Separate door leading to:

Dining Room (20' 10" x 12' 0")

Spacious Rear aspect Reception Room with Laminate Wooden Floor, views over the Rear Garden and sliding doors leading onto the raised Patio Area. Separate door leading to:

Kitchen (10' 10" x 9' 10")

Fitted Kitchen with a range of high and low level units with complimentary laminate roll-edge Worktops. Door leading to the raised Patio Area and Rear Garden.



First Floor

Principal Bedroom (11' 10" x 11' 10")

Front aspect double Bedroom.

Bedroom Two (12' 5" x 9' 11") at widest point

Rear aspect double Bedroom with access to built-in storage.

Bedroom Three (11' 10" x 11' 0") at widest point

Front aspect Bedroom.

Bathroom (7' 11" x 5' 11")

White three-piece suite comprising a W.C., a Pedestal Wash Hand Basin and a Corner Shower Cubicle with a mains shower. Complete with tiled walls.

Landing

Access to Hot Press Storage Cupboard and to Roof Space.

Outside

Front

To the Front of the Property there is a garden laid in lawn and a driveway providing off-road parking as well as access to the Adjoined Garage.

Rear

To the rear of the Property, a covered porch from the Kitchen leads to the external W.C. and the pedestrian access to the Garage. The Dining Room & Kitchen also lead onto the raised Patio which in turn leads to the enclosed lawn garden.

Adjoined Garage (17' 11" x 5' 11")

Up & Over Door to the front and Pedestrian Door to the Rear. Fitted with light, power and plumbed for utilities.

Outdoor W.C. (4' 8" x 4' 0")

Comprising a Push Button W.C. and a Wash Hand Basin.

Boiler Room (4' 8" x 4' 0")

Comprising Oil Fired Boiler and space for storage.

