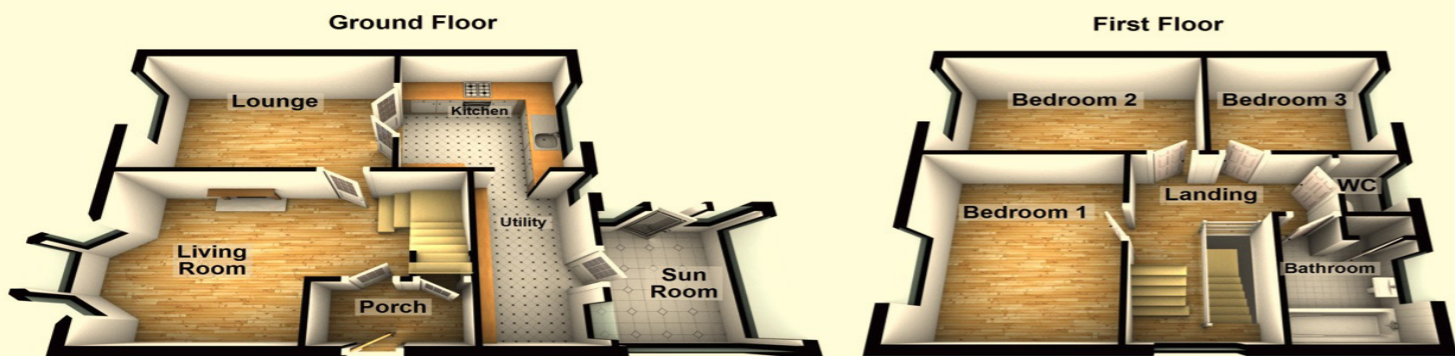


Independent

PROPERTY ESTATES



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



118 Donaghadee Road, Ballyholme, Bangor

Offers Over £229,000

FOR SALE

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

- Semi-Detached Family Home
- Three Bedrooms
- Three Receptions (inc. Sunroom)
- Luxury Fitted Kitchen
- Utility Room

- First Floor Bathroom Suite
- Separate First Floor W.C.
- Oil Fired Central Heating
- Driveway for off Road Parking
- Rear Enclosed Lawn Garden

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Ground Floor

Entrance Porch (7' 02" x 3' 09")

Accessed via uPVC and Glazed Door; complete with feature Laminate Wooden Flooring and access to under Stair storage.

Living Room (17' 04" x 9' 05")

Front aspect Reception Room comprising a feature exposed Brick open Fire, Laminate Wooden Flooring and a Bow Bay Window.

Lounge (13' 08" x 9' 05")

Front aspect Reception Room comprising a feature exposed Brick open Fire with a Tiled Hearth and a Wooden Mantle. Double Doors provide access to:

Kitchen (9' 05" x 9' 02")

Luxury fitted Kitchen with a range of high- and low-level Units and complimentary Worktops and Breakfast Bar style overhang, an integrated Oven, a four Ring Gas Hob with Extractor Hood over, an integrated Dishwasher and a Stainless Steel Sink and Drainer Unit. Complete with Tiled Flooring, part Tiled Walls, recessed Spotlights and an Archway giving access to:

Utility Room (13' 08" x 5' 09")

Range of high and low level fitted Units with complimentary Worktops. Plumbed for a Washing Machine / Tumble-dryer. Complete with Tiled Flooring and access to:

Sunroom (9' 08" x 7' 09")

Complete with Tiled Flooring and a uPVC and Glazed Door provides access to the rear.



First Floor

Landing (14' 01" x 6' 09")

A bright and spacious Landing.

Master Bedroom (12' 08" x 10' 02")

Front aspect Double Bedroom.

Bedroom Two (15' 07" x 9' 05")

Front aspect Double Bedroom.

Bedroom Three (9' 05" x 9' 05")

Rear aspect Double Bedroom.

Bathroom Suite (8' 09" x 5' 09")

Two-piece Suite comprising a Bath with a Bristan Electric Shower over and a Wash Hand Basin with a Vanity Unit under. Complete with Tiled Walls, Tiled Flooring, Spotlights, a Heated Towel Rail and access to the Hot-press.

W.C. (4' 03" x 2' 03")

Fully Tiled Suite comprising a Gerberit Low Flush W.C. and recessed Spotlights.



Outside

Front

A large Driveway to the Front for multiple Vehicles.

Rear

There is a Fence and Hedge enclosed south facing Garden in a mixture of Lawn and Paving.