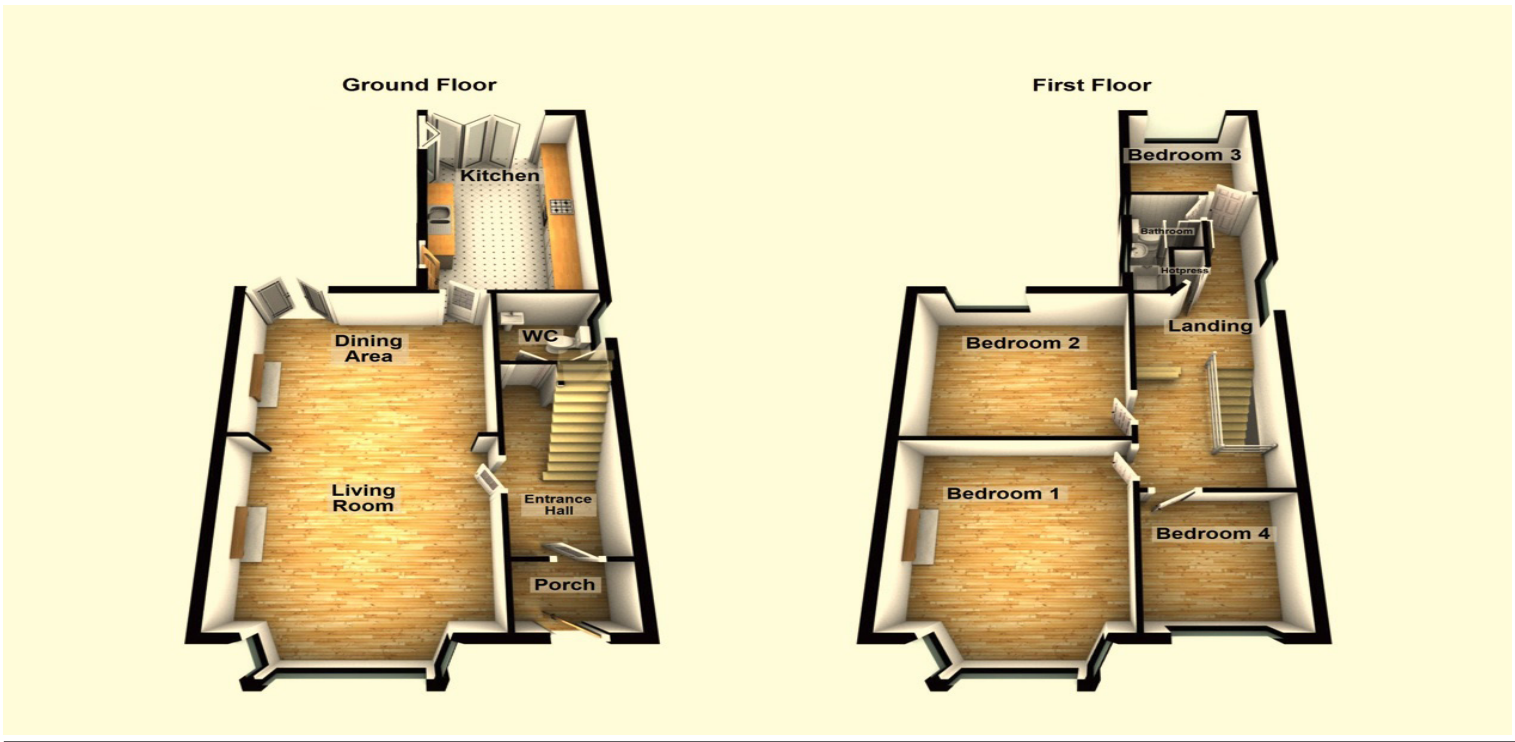


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PROPERTY ESTATES



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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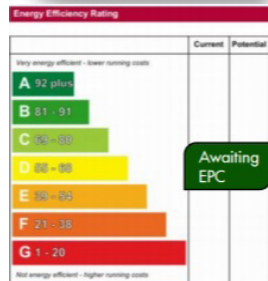
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FOR
SALE



- Stunning Semi-Detached Property
- Modernised and Well Presented Throughout
- Four Bedrooms
- Spacious Open Plan Lounge / Dining Area
- Luxury Fitted Kitchen, Ground Floor W.C.

I Parkmount, Bangor
Offers Over £275,000

- First Floor Deluxe Bathroom Suite
- Gas Heating & uPVC Double Glazing
- Enclosed Landscaped Garden to the Rear
- Detached Garage
- Bangor City Centre Location

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Ground Floor

Entrance Porch (5' 09" x 4' 03")
Accessed via a Wooden and Glazed Door; complete with feature Tiled Flooring. A Wood and Glazed Door provides access to:

Entrance Hall (13' 08" x 5' 09")
Accessed via a Wooden and Glazed Door; Tiled Flooring and access to under stair modern 'pull out' storage.

Living Room (12' 08" x 12' 08")
A bright and spacious front aspect Reception Room with a feature Bow Bay Window. Complete with Tiled Herringbone Flooring and a feature Fireplace hosting a Wood Burning Stove with a Tiled Hearth. Open plan to:

Dining Room (12' 08" x 11' 02")
Rear aspect Reception Room complete with Tiled Herringbone Flooring and a feature open Fire with an exposed Brick Surround, a Wooden Mantle and a Tiled Hearth. Upvc and Glazed double Doors provide access to the rear. Through to:

Kitchen (18' 00" x 9' 05")
Luxury fitted Kitchen with a range of high- and low-level Units with complimentary Wooden Worktops. Complete with plumbing for a Washing Machine and Dishwasher; a 1 & 1/2 Bowl Stainless Steel Sink, recessed Spotlights, Tiled Flooring and part Tiled Walls. Feature Bi-Folding doors provide access to the rear Garden and gives that modern 'indoor outdoor living space' feeling.

W.C. (5' 09" x 5' 06")
Two-piece Suite comprising a Low Flush W.C. and a Sink with a Vanity Unit under. Complete with Tiled Flooring, part Tiled Walls and access to under Stair Storage.



First Floor

Split Level Landing (24' 09" x 6' 01")
Bright and spacious with recessed Spotlights. Access to Roof space and access to Hot-press.

Bedroom One (12' 05" x 11' 02")
Front aspect double Bedroom with a feature Bow Bay Window and Laminate Herringbone Flooring. Stunning views over Ward Park.

Bedroom Two (12' 08" x 11' 02")
Front aspect double Bedroom.

Bedroom Three (9' 02" x 8' 05")
Rear aspect double Bedroom.

Bedroom Four (8' 09" x 8' 05")
Rear aspect Bedroom with stunning views over Ward Park.

Bathroom (9' 05" x 5' 09")
Deluxe Four-piece Suite comprising a Bath, a Low Flush W.C., a Pedestal Wash Hand Basin and a 'Wet room' Style walk-in mains Shower. Complete with Tiled Flooring, part Tiled Walls, recessed Spotlights and access to the Roof space.



Outside

Front
Wall enclosed Garden in Lawn.

Rear
A private Fence and Wall enclosed South-West facing Garden in a mixture of Artificial Grass, Decking and Granite Paving and access to the detached Garage which is ideal for off-road parking, which is rare in this City Centre Location. This is the perfect place to relax, unwind and enjoy those long summer days with a Barbecue or a drink or two.

Detached Garage (17' 04" x 8' 05")
Dual access via an 'up and over' Door to the front and a separate rear Door. Complete with Light and Power.