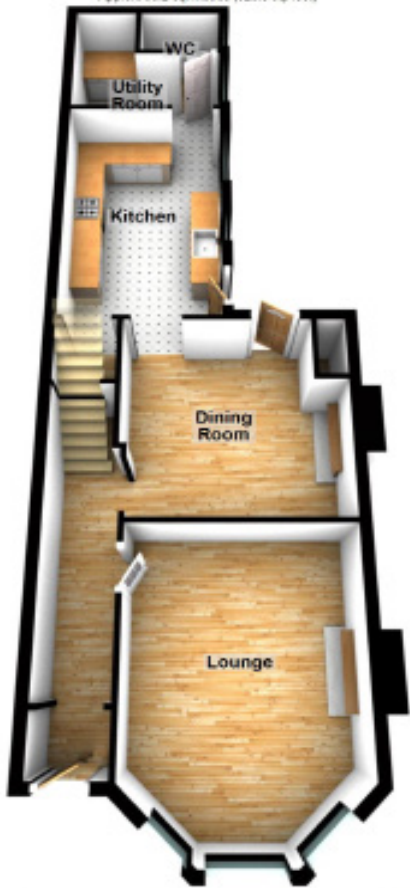


# Independent

PROPERTY ESTATES



**Ground Floor**  
Approx. 58.2 sq. metres (626.9 sq. feet)



**First Floor**  
Approx. 57.8 sq. metres (623.2 sq. feet)



**Second Floor**  
Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 152.3 sq. metres (1639.0 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**

**46 Victoria Road, Bangor** Offers Over **£299,950**

- Stunning Town Centre Family Home
- Beautiful Period Property c.1895
- Total Area Approx 1,639 sqft
- Tastefully Modernised whilst:
- Retaining Period Features
- Four Well-Proportioned Bedrooms
- Two Separate Reception Rooms
- Luxury 'Shaker' Style Kitchen
- Ground Floor Bathroom Suite & Utility Room to match Kitchen
- Ground Floor W.C.
- 1st Floor Bath & Shower Rooms
- Enclosed Rear Paved Yard
- Close to Bangor Marina & Coast

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E	51   E	
21-38	F		
1-20	G		

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## Ground Floor

### Entrance Hall

Composite door leading into bright and airy hallway complete with tiled flooring, a feature traditional style column radiator and traditional features including Ceiling Cornicing & Ceiling Rose.

### Lounge (16' 3" x 11' 6") at widest point into Bay

Spacious Front aspect Reception Room with a feature Cast Iron Fireplace with ornate surround tiling and a tiled hearth. Complete with Wooden Flooring, traditional Ceiling Rose & Cornicing and leads into bay with wood panel surround.

### Dining Room (12' 0" x 11' 9")

Rear aspect Reception Room ideal for use as a Dining Room, with its direct link to the Kitchen, or additional Reception Room. Complete with Wooden flooring, a feature Cast Iron Fireplace. Separate door access to the Rear Garden.

### Kitchen (15' 0" x 9' 0")

Beautifully presented 'Shaker' style fitted Kitchen with Granite Worktops. Integrated appliances include a Dishwasher, Dual Oven & integrated Hob. Complete with tiled flooring and part tiled walls.

### Utility Room (9' 0" x 7' 11") 'L' shaped at widest point

Range of high and low level units with complimentary Wood Worktops and plumbed for Utilities. Complete with tiled floor and a feature traditional style column radiator.

### W.C. (4' 10" x 3' 0")

Traditional styled white two-piece suite comprising a W.C. and a wall-mounted Wash Hand Basin. Complete with tiled flooring continued from the Utility Room, half tiled walls and a feature traditional style column radiator.



## First Floor

### Principal Bedroom (15' 10" x 12' 5") excluding bay

Spacious front aspect Bedroom leading to the Bay Window. Complete with feature Fireplace, feature traditional style column radiator & traditional features inc Ceiling Cornicing & Ceiling Rose.

### Bedroom Three (11' 11" x 9' 3") at widest point

Rear aspect Bedroom with a south facing window creating a bright and airy atmosphere. Complete with Wooden flooring, a feature Fireplace and access to built-in storage.

### Shower Room (5' 11" x 5' 5")

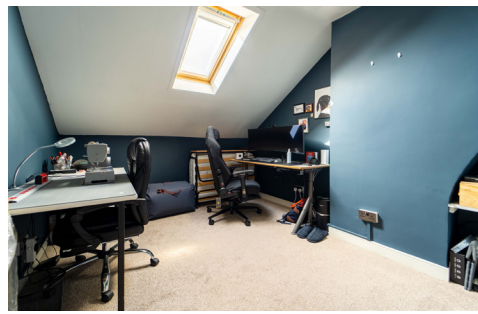
White three-piece suite comprising a Push Button W.C., a tiled Shower Cubicle with Electric Shower Unit and a Wash Hand Basin with Drawer Storage under. Complete with tiled walls.

### Bathroom (9' 9" x 8' 10")

Spacious Bathroom with a white four-piece suite comprising a Bath, a Push Button W.C., a double width sink unit with storage under and a tiled Corner Shower Cubicle with Electric Shower Unit. Complete with tiled walls and a heated towel rail.

### Landing

The bright and airy Landing opens to provide a usable space that is currently utilised as an office area.



## Second Floor

### Bedroom Two (16' 0" x 12' 6")

Front aspect double Bedroom with a feature Cast Iron Fireplace with ornate surround tiling and a tiled hearth.

### Bedroom Four (12' 0" x 9' 3")

Rear aspect Bedroom.

