

Independent

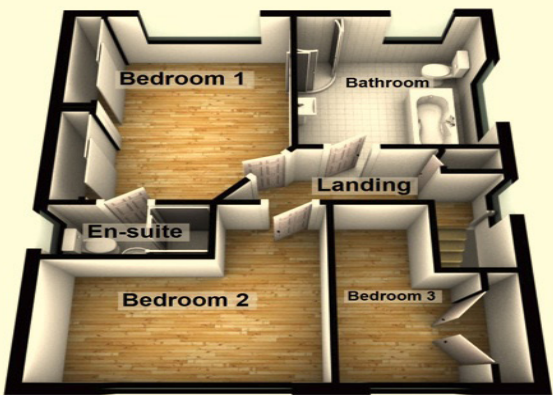
PROPERTY ESTATES



Ground Floor



First Floor



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

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

- Semi-Detached Family Home
- Built in 2013
- Three Well Proportioned Bedrooms
- Master Bedroom with Duravit Ensuite
- One Reception Room Plus a Sunroom

5a Blair Park, Bangor
Offers Over £299,950

- Open Plan Kitchen / Dining
- Ground Floor Duravit W.C.
- First Floor Duravit Bathroom Suite
- Deatched Garage, Garden Room
- Rear Enclosed Garden / Entertainment Area

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Ground Floor

Entrance Hall (14' 00" x 6' 09")

Accessed via a Composite and Glazed Door. Complete with Tiled Flooring and a feature Walnut Staircase with a Glass Balustrade.

Living Room (14' 05" x 13' 05")

Front aspect Reception Room with a feature Wood Burning Stove with a Stone Clad Mantle and a Glass Hearth.

Kitchen / Dining Area (20' 09" x 13' 00")

Luxury Fitted Mobalpa Kitchen with a range of high- and low-level high Gloss units with complimentary roller edge worktops, an integrated Neff eye level Microwave / Oven with a Neff warming Drawer under, an integrated Siemens five ring Induction Hob with a feature Glass Splash back, an Extractor over, an Integrated Fridge / Freezer and a Stainless Steel Sink and Drainer unit with a Franke Boiling Hot Water Tap and a Food Processing Unit, a Neff Dishwasher, and a uPVC and Glazed Door providing access to the rear. Complete with Tiled Flooring and recessed Spotlights. Open plan to:

Sunroom (13' 00" x 11' 05")

Bright and Spacious, a feature Vaulted Ceiling and uPVC and Glazed Double Doors to rear.



W.C. (5' 03" x 2' 09")

Two-piece Suite comprising a Push Button W.C. and a Wash Hand Basin with a Vanity Unit under. Complete with Tiled Flooring, recessed Spotlights and an Extractor Fan.

First Floor

Landing

Bright and spacious with access to the roof-space and access to built-in Storage.

Master Bedroom (13' 05" x 12' 05")

Rear aspect double Bedroom with built-in slide robes and access to:

Ensuite Shower Room (7' 07" x 3' 05")

Three-piece suite comprising a walk-in mains Shower, a Low Flush W.C. and a Wash Hand Basin with a vanity unit under and a Mirror with Light over. Complete with Tiled Flooring, Tiled Walls, a Wall Radiator, recessed Spotlights and an Extractor Fan.

Bedroom Two (14' 01" x 10' 07")

Front aspect double Bedroom.

Bedroom Three (8' 07" x 7' 11")

Front aspect Bedroom with a built-in Wardrobe.

Bathroom (9' 10" x 7' 07")

Four-piece Deluxe Bathroom Suite comprising a free-standing Duravit Bathtub, a walk-in Shower with a Mains Shower over, a Low Flush W.C. and a Sink with a Vanity unit under and a Mirror with Light over. Complete with a heated wall mounted Radiator, recessed Spotlights and an Extractor Fan.



Outside

Front

A Driveway providing off Road Parking for multiple Vehicles and access to the detached Garage.

Rear

There is an enclosed Garden / Entertainment Area with designer Lighting, Indian Sandstone Paving to Patio Areas and Artificial Grass for minimum maintenance.

There is also a detached Garage and a Garden Room.

There are also Exterior sockets and provision for electric vehicle charging point.

Garage (19' 00" x 9' 04")

Access to the front via a Roller Shutter Door. Complete with Light and Power.