

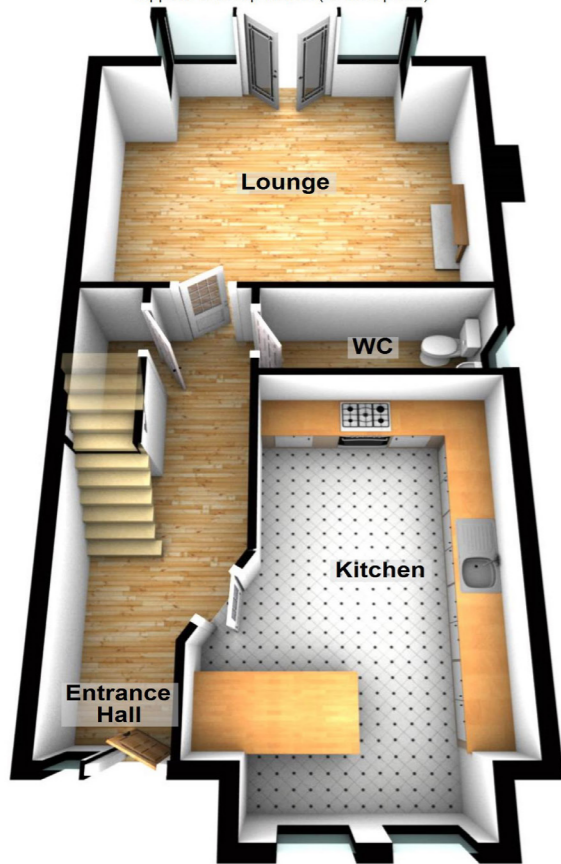
# Independent

PROPERTY ESTATES



### Ground Floor

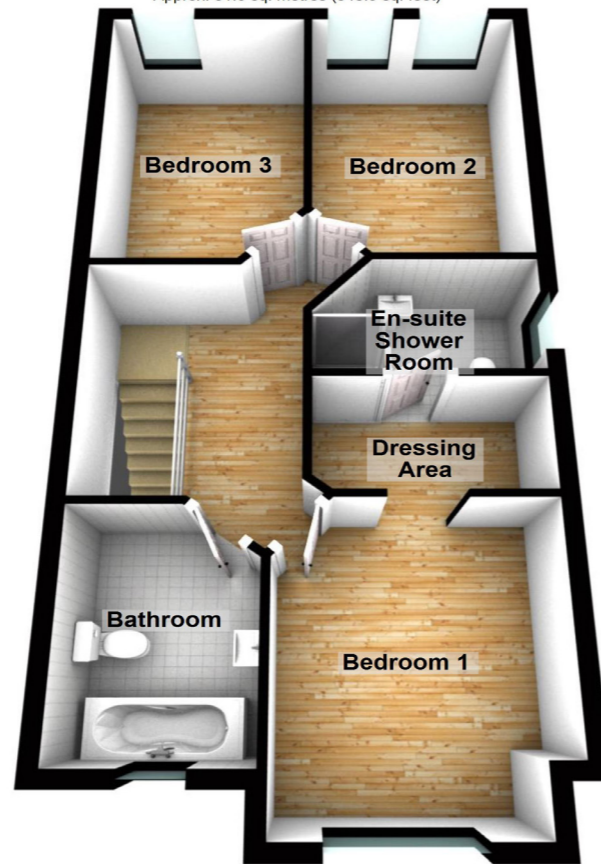
Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 105.3 sq. metres (1133.5 sq. feet)

### First Floor

Approx. 51.0 sq. metres (548.9 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



## 3 Balmoral Square, Bangor

Offers Over - £169,950

FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Spacious Semi Detached Family Home
- Modern Presentation Throughout
- Three First Floor Double Bedrooms
- Principal Bedroom with Walk-In Dressing Area & Ensuite Shower Room
- Spacious Lounge with Feature Stove & Door to Rear Garden

- Contemporary Styled Kitchen with Integrated Appliances & Dining Space
- Ground Floor W.C.
- Gas Fired Central Heating
- Modern First Floor Bathroom Suite
- Rear Garden in Resin, Artificial Grass & Covered Entertainment Area

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This deceptively spacious Semi-Detached Family Home has been tastefully modernised to offer contemporary living accommodation over two floors.

The Ground Floor of the Property comprises of a spacious rear aspect Lounge with a feature Cast Iron Stove and double doors leading to the Rear Garden. To the front of the Ground Floor is a luxury fitted Kitchen with integrated appliances, space for casual dining space and a Ground Floor W.C.

The First Floor of the Property comprises three well-proportioned Bedrooms (each capable of holding a double bed). The Principal Bedroom further benefits from access to a walk-in Dressing Area and a deluxe Ensuite Shower Room. Completing the First Floor is a modern Bathroom Suite.

Balmoral Square is an attractive development of modern properties located off the Baloo Road close the junction with Bloomfield Road South. This Property is convenient to a host of shopping facilities, Transport Links & arterial routes for those commuting to Belfast.

## Ground Floor

### Entrance Hall

Composite Door leading into a spacious Entrance Hall complete with tiled floor and access to under stairs storage.

### Lounge (16' 4" x 15' 7") at widest point

Spacious rear aspect Reception Room with Laminate Wooden Floor and a feature Cast Iron Stove with a brickwork surround. Double Doors leading to the Rear Garden.

### Kitchen (18' 2" x 11' 7") at widest point

Contemporary styled Kitchen with an excellent range of high and low level units with complimentary Worktops. Integrated Appliances include a Gas Hob, a 1 1/2 Bowl Sink Unit, Dishwasher, Oven, Washing Machine & Tumble dryer. Complete with a matching Breakfast Bar with storage under and a tiled flooring.

### W.C. (9' 2" x 3' 11")

Spacious W.C. with a two-piece suite comprising a Push Button W.C. and a Pedestal Wash Hand Basin. Complete with tiled flooring.

## First Floor

### Principal Bedroom (11' 8" x 9' 10") at widest point

Front aspect double Bedroom with access to a Walk-in Dressing Area & an Ensuite Shower Room. Complete with Laminate Wooden Flooring.

### Bedroom Two (12' 5" x 8' 2")

Rear aspect double Bedroom.

### Bedroom Three (12' 8" x 7' 11")

Rear aspect double Bedroom.

### Bathroom (9' 2" x 6' 0")

Modern fitted Bathroom with a white three-piece suite comprising a free-standing Bathroom with Hand Shower Attachment, a Wash Hand Basin with drawer storage under and a Push Button W.C. Complete with tiled flooring.

## Outside

### Rear

Stunning Fence Enclosed Rear Garden designed to offer a low maintenance area ideal for relaxing and entertaining. Cleverly zoned with resin, artificial grass and a covered timber entertainment area.

### Front

Tarmac driveway providing off-road parking for multiple vehicles.

