

# Independent

PROPERTY ESTATES



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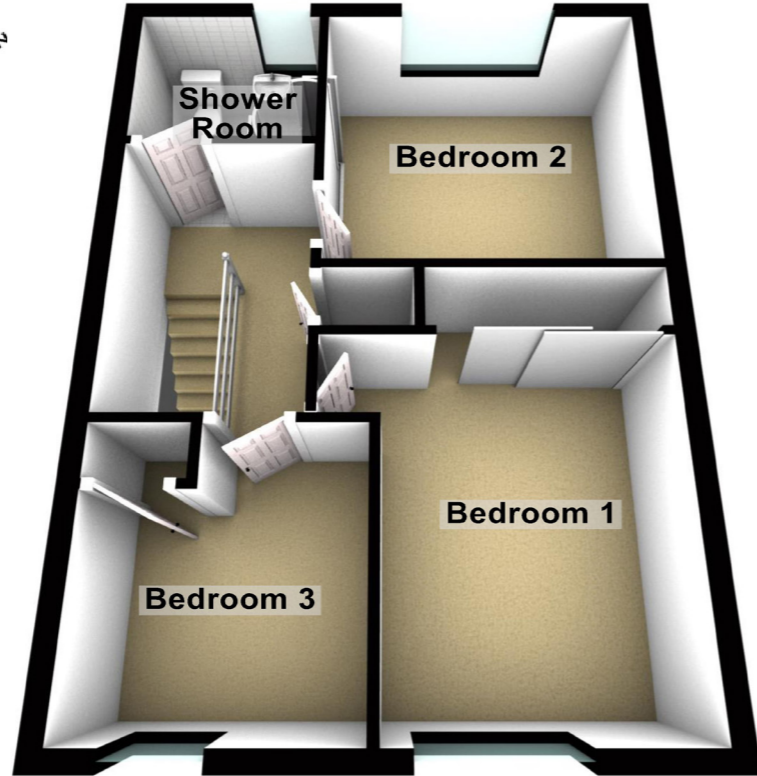
PROPERTY ESTATES



**Ground Floor**  
Approx. 424.1 sq. feet



**First Floor**  
Approx. 423.3 sq. feet



Total area: approx. 847.4 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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**FOR SALE**

**11 Ballywalter Gardens, Bangor**

**Offers Over - £109,950**

- Mid Terrace Property
- Modern First Floor Shower Room
- Modern Finish Throughout
- Oil Fired Central Heating
- Three First Floor Bedrooms
- uPVC Double Glazing
- One Reception Room
- Fence Enclosed Lawn Front Garden
- Modern Kitchen with Dining Space
- Enclosed Rear in Decking & Parking

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

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Independent Property Estates are pleased to introduce to the Sales Market Number 11 Ballywalter Gardens, Bangor.

This well-presented Mid Terrace Property has been finished to high standard throughout to offer a Family Home that is simply ready to move in to and enjoy.

The Ground Floor of the Property comprises a spacious Lounge, a modern 'Shaker' Style Kitchen which provides space for dining.

The First Floor of the Property comprises of three well-proportioned Bedrooms and a modern fully tiled Shower Room.

Externally, to the front of the Property there is a wall enclosed lawn garden and to the rear there Fence enclosed paved Garden primarily in raised timber decking area also offering an off-road parking area with gated access.

## Ground Floor

### Entrance Hall

PVC Entrance Door with double glazing into Entrance Hall complete with Laminate Wooden Flooring.

### Lounge (14' 6" x 13' 9") at widest point

Front aspect Reception Room complete with Laminate Wooden Flooring.

### Kitchen / Dining (17' 0" x 10' 1")

Recently fitted modern 'Shaker' style Kitchen with an excellent range of high and low level units, an integrated 'eye-level' oven, a integrated Hob, a Stainless Steel Sink Unit and plumbed for a Washing Machine. Complete with Part tiled walls, access to understair storage and a door to the Rear Garden.

## First Floor

### Bedroom One (12' 0" x 8' 7")

Front aspect double Bedroom with access to built-in Wardrobes.

### Bedroom Two (10' 7" x 10' 5")

Rear aspect double Bedroom.

### Bedroom Three (9' 4" x 6' 2")

Front aspect Bedroom with built-in storage.

### Shower Room (6' 0" x 5' 4")

Two-piece suite comprising a Corner Shower Cubicle with Electric Shower Unit and a Pedestal Wash Hand Basin. Tile effect PVC walls.

### W.C. (4' 1" x 2' 7")

Modern fully tiled Shower Room with a white three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a Corner Shower Cubicle with an Electric Shower Unit.

## Outside

### Front

Fence enclosed Garden in lawn with a pathway to the front door.

### Rear

Fence enclosed paved Garden primarily in raised timber decking area also offering an off-road parking area with gated access.

