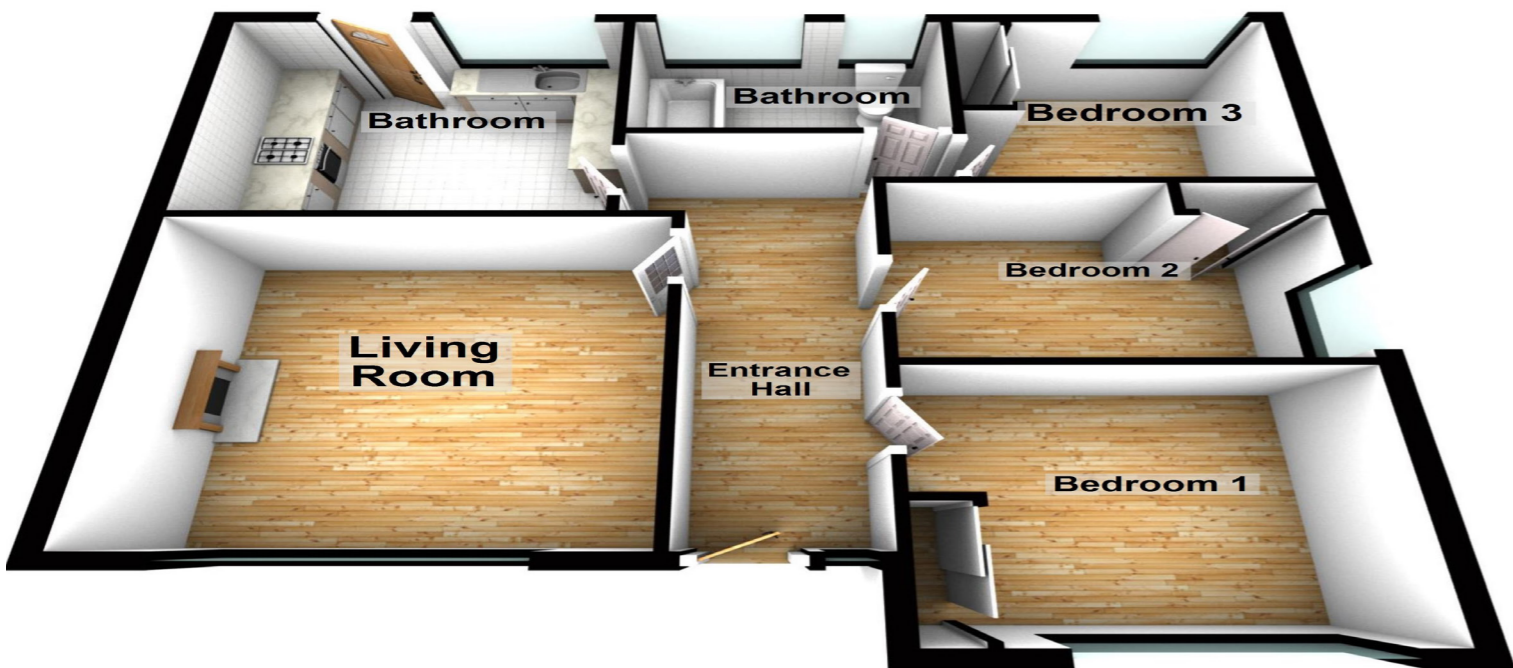


# Independent

PROPERTY ESTATES



Ground 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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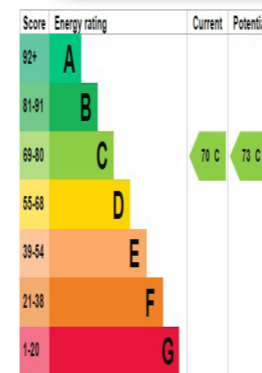


FOR SALE

4 Seymour Road, Bangor

Offers Over - £325,000

- Luxury Detached Bungalow
- Sought-After Carnalea Location
- Extensively Renovated
- Three Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Deluxe Three Piece Bathroom Suite
- Gas Fired Central Heating
- Detached Garage
- Garden Room



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Independent Property Estates are delighted to introduce to the Sales Market Number 4 Seymour Road, Carnalea, Bangor.

This beautifully presented Detached Bungalow has been modernised and is finished to an exacting standard by the current owners to offer a stunning modern home that is simply ready to move in to and enjoy.

With a total internal area of circa 900 sqft, this deceptively spacious Bungalow, offers flexible living accommodation to suit a number of individual needs.

Number 4 Seymour Road comprises a spacious front aspect Lounge, a luxury fitted Kitchen with access to the Rear Garden, three well-proportioned Bedrooms and a deluxe three-piece Bathroom Suite.

This Property benefits from Gas Fired Central Heating, uPVC double Glazing, a CCTV Security Camera System and a Nuair Ventilation System.

## Comprising

### Entrance Hall (18' 03" x 4' 08")

Access via a uPVC and double-Glazed Door. Complete with recessed Spotlights and access to the Floored Roof space via a 'Slingsby Ladder'.

### Living Room (13' 10" x 12' 05")

Spacious front aspect Reception Room with a feature wall mounted Gas Fire and recessed Spotlights.

### Kitchen (10' 10" x 9' 06")

Fitted Kitchen with a range of high- and low-level Units with Staron Solid Service Worktops and upstands. Comprising an integrated four Ring Gas Hob with an Oven under and an Extractor Hood Over, a Stainless-Steel Sink and Drainer Unit and is Plumbed for a Washing Machine with additional space for a Tumble dryer. Complete with Tiled Flooring, recessed Spotlights and a uPVC and double-Glazed Door provides access to the Rear.

### Bedroom One (10' 10" x 10' 04")

Front aspect double Bedroom with a Fitted Wardrobe and recessed Spotlights.

### Bedroom Two (10' 11" x 10' 02")

Rear aspect double Bedroom with a Fitted Wardrobe and recessed Spotlights.

### Bedroom Three (8' 11" x 8' 10")

Rear aspect Bedroom with a Fitted Wardrobe.

### Bathroom (8' 00" x 5' 05")

Deluxe three-piece Bathroom Suite comprising a Bath with a Mains Shower over, a Wash Hand Basin with cupboard storage under and a Push Button W.C. Complete with Tiled Floor, part Tiled Walls, recessed Spotlights and an Extractor Fan.

### Roof space (28' 11" x 10' 04")

Fully Floored and is complete with Light and Power. Ideal for additional Storage or for a Roof Conversion subject to relevant Planning Permission.

## Outside

To the front of the Property there is a large Tarmac Driveway providing parking for multiple Vehicles and access to the detached Garage.

To the rear of the Property there is a Fence enclosed Garden in Lawn, loose Stone Flowerbeds, feature Brick Paving and 'Sleeper Style' Flowerbeds. There is also a modern Garden Room and access to the detached Garage.

### Garage (17' 05" x 9' 01")

Dual access via an 'Up and Over' Door to the front and a separate side Door for pedestrian access. Complete with Light and Power.

### Garden Room (9' 06" x 7' 07")

Complete with Light and Power.

