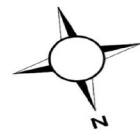
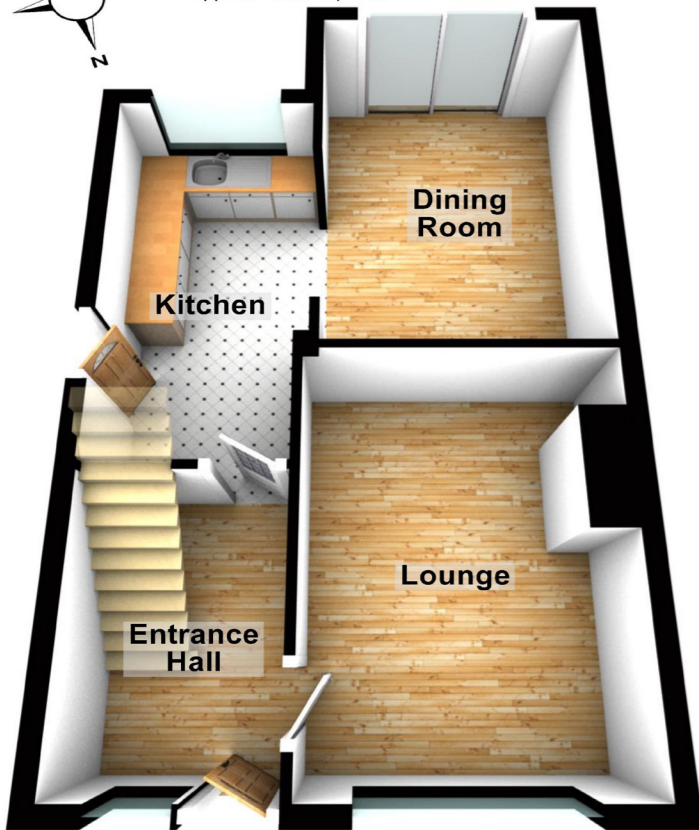


Independent

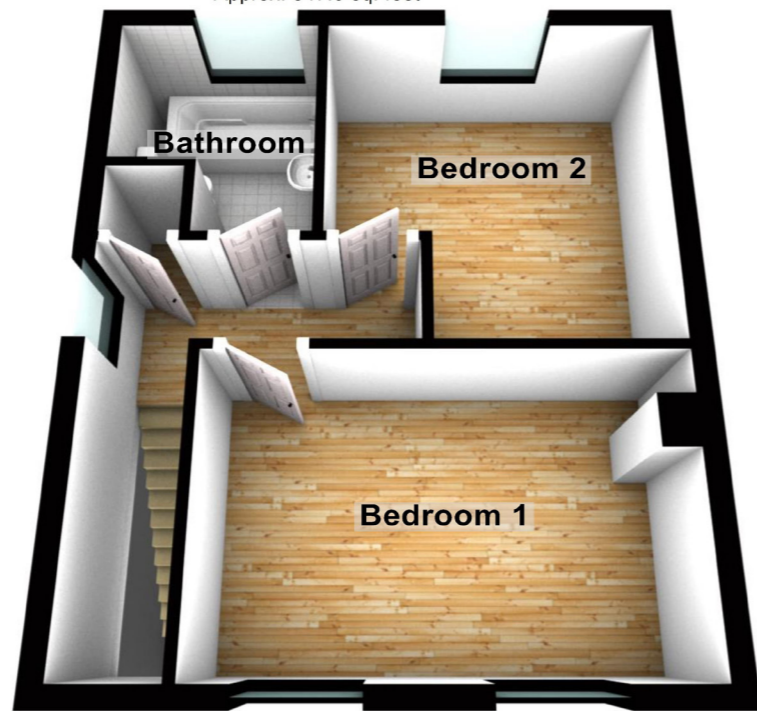
PROPERTY ESTATES



Ground Floor
Approx. 437.7 sq. feet



First Floor
Approx. 347.3 sq. feet



Total area: approx. 785.0 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

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies

Independent

PROPERTY ESTATES



FOR SALE

78a Rathgael Road , Bangor

Offers Over - £175,000

- Well-Presented Semi-Detached
- Substantial Land to Rear (0.3 acres)
- Two First Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- First Floor Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazing
- Driveway Providing Parking
- Convenient to Rathgael Shopping

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		52 E
21-38	F		
1-20	G		

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies



This is a fantastic opportunity to purchase a Semi-Detached House with potential development land (subject to relevant approvals) to the rear.

Located opposite the Rathgael Road's junction with the Clondeboye Road, this Property is within close proximity of the Rathgael Shopping Complex, arterial routes to Belfast, Public Transport Links and Primary Schools.

Ground Floor

Entrance Hall

Wood Effect PVC Door with complimentary double glazed side panel leading into Entrance Hall with Laminate Wooden Floor.

Lounge (13' 11" x 9' 11")

Front aspect Reception Room with Laminate Wooden Floor and Fireplace with tiled hearth.

Dining Room (13' 11" x 9' 5")

Rear aspect Reception Room, accessed through an arch from the Kitchen, complete with Laminate Wooden Floor and a door to the Rear Garden.

Kitchen (14' 1" x 6' 10")

Fitted Kitchen with a range of high and low level units with complimentary Worktops and a Stainless Steel Sink Unit. Plumbed for a Washing Machine & an 'American' Style Fridge Freezer. Door leading to the side of the Property and open arch to the Dining Room. Complete with Laminate Wooden Floor.



First Floor

Bedroom One (13' 7" x 9' 4")

Front aspect double Bedroom with Laminate Wooden Flooring.

Bedroom Two (11' 4" x 10' 1") at widest point

Rear aspect Bedroom with Laminate Wooden Floor.

Bathroom (7' 7" x 6' 3") at widest point

Three-piece suite comprising a W.C., a Pedestal Wash Hand Basin & a Panel Bath with Shower attachment.



Outside

Front

To the front of the Property a driveway provides off-road parking for multiple vehicles.

Rear

Fence enclosed garden in Patio and barked area.

Land

Beyond the existing fence of the Rear Garden there is a substantial area of Land (of approximately 0.3 acres access via a lane immediately adjacent to the Property. This land could be utilised for a myriad of purposes such as Workshop facilities, Garage facilities and may even lend to additional housing (subject to normal planning consent).