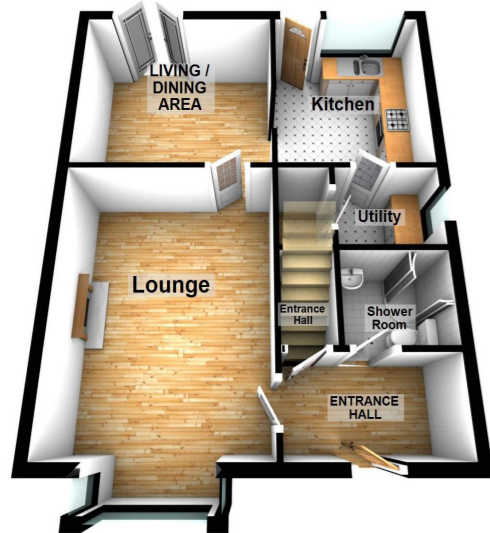




Ground Floor



First Floor



## 4 Balmoral Close, Bangor

Offers Over £189,000

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		
		75	C
			81
			B

- Semi-Detached Family Home
- Cul-de-Sac Location, Chain Free
- Three Bedrooms, Two Reception Rooms
- Fitted Kitchen, Utility Room
- Ground Floor Shower Room
- First Floor Bathroom Suite

- Oil Heating with Back Boiler System
- uPVC Double Glazing
- Driveway to Front for off Road Parking
- Enclosed Lawn & Patio Area to Rear
- Detached Double Garage
- Close to Bloomfield Shopping Centre

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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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Independent Property Estates are delighted to present to the Sales Market Number 4 Balmoral Close, Bangor.

This well-presented Semi-Detached Property offers spacious accommodation over two floors that will suit most buyers and in particular the Family Market.

On the ground floor there is a bright and spacious front aspect Lounge which provides access to the rear aspect Living Dining Area, a Fitted Kitchen, a Utility Room and a three-piece Shower Room Suite.

On the first floor there are three double Bedrooms and a three-piece Bathroom Suite.

## Ground Floor

**Entrance Hallway (9' 02" x 4' 10")** Access via a uPVC and double-glazed Door. Complete with Tiled Flooring.

**Lounge (19' 03" x 12' 10")** Front aspect Reception Room comprising a feature Open Fire with a Stone Hearth and Surround and a Wooden Mantle. Complete with a Box Bay Window and Laminate Wooden Flooring. Through to:

**Living / Dining Area (10' 09" x 9' 11")** Rear aspect Reception Room complete with Laminate Wooden Flooring. uPVC and double-Glazed Doors provide access to the Rear Garden. Through to:

**Kitchen (11' 06" x 9' 09")** Fitted Kitchen with a range of high- and low-level Units with complimentary roller edge Worktops. Comprising a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit, Laminate Wooden Flooring and part Tiled Walls.

**Utility Room (5' 09" x 4' 05")** Plumbed for a Washing Machine. Access to large understair Storage Cupboard.

**Shower Room (5' 11" x 4' 10")** Three-piece Suite comprising a Low Flush W.C., a Corner Electric Shower and a Pedestal Wash Hand Basin. Complete with Tiled Flooring, Tiled Walls and an Extractor Fan.



## First Floor

**Landing (12' 03" x 7' 02")** Access to the Roof space via a 'Slingsby Ladder'.

**Principal Bedroom (16' 03" x 11' 10")** Front aspect double Bedroom with Laminate Wooden Flooring.

**Bedroom Two (10' 09" x 8' 08")** Rear aspect double Bedroom with Laminate Wooden Flooring.

**Bedroom Three (10' 02" x 8' 08")** Rear aspect double Bedroom.

**Bathroom (10' 09" x 5' 09")** Three-piece Suite comprising a Low Flush W.C., a Wash Hand Basin and a Bath. Complete with Tiled Walls, Tiled Flooring and an Extractor Fan.

## Outside

To the front of the house there is a loose Stone Driveway for ample off-street parking and provides access to the detached double Garage.

There is a Fence and Hedge enclosed Garden in Lawn to the rear and a raised Patio Area which is ideal for Entertaining or Relaxing.

**Double Garage** Dual access via 'Up and Over' Doors to the front and a separate side Door for Pedestrian Access. Complete with Light and Power.



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