

# Independent

PROPERTY ESTATES



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Ground Floor



First Floor

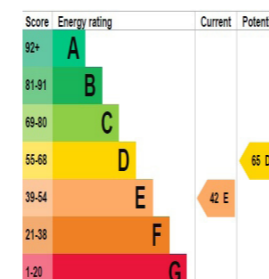


**FOR SALE**

**12 Arras Park, Bangor**  
**Offers Over £169,950**

- Semi-Detached Family Home
- Thoughtfully Modernised Throughout
- Two Bedrooms, One Reception Room
- Open Plan Kitchen / Dining Area
- First Floor Bathroom Suite
- Oil Fired Central Heating

- uPVC Double Glazing
- Rear Enclosed Garden in Artificial Grass and Decking
- Short Distance from Bangor City Centre, Bangor Golf Club, Ward Park, Bloomfield Shopping Centre & Retail Park



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 honoured to receive instructions to bring to the Sales Market Number 12 Arras Park, Bangor.

This beautifully presented Semi-Detached Property has been tastefully modernised throughout and is simply ready for the new owners to get the Keys and move in.

The Ground Floor of the Property comprises of a spacious front aspect Living Room, a fitted Kitchen which is open plan to the Dining Area and provides access to the rear Garden.

On the First Floor of the Property there are two well-proportioned Double Bedrooms and a Deluxe three-piece Bathroom Suite.

This Property benefits from Oil Fired Central Heating and uPVC Double Glazing throughout.

## Ground Floor

### Living Room (14' 02" x 10' 04")

Front Aspect Reception Room with a feature open Fire with Brick Surround, and Wooden Mantle. Complete with Laminate Wooden Flooring and Spotlights. Through to:

### Kitchen / Dining Area (14' 03" x 9' 11")

Fitted Kitchen with a range of high- & low-Level Units with complimentary roller edge Worktops, a Four Ring Ceramic Hob and under Oven, a Stainless-Steel Sink & Drainer. Access to under Stair Storage.

### Rear Hallway (7' 01" x 2' 08")

Tiled Flooring, access to Lean to.

### Bathroom (6' 11" x 6' 02")

Tiled Flooring, Part Tiled Walls, three-piece White Suite comprising a Low Flush W.C., a Pedestal Wash Hand Basin, a Panel Bath with a Triton Electric Shower over.

### Lean to (9' 08" x 6' 05")

Plumbed for Washing Machine. Access to rear Garden.

## First Floor

### Landing (9' 10" x 5' 11")

Access to roof space.

### Master Bedroom (14' 03" x 10' 06")

Front Aspect Double Bedroom.

### Bedroom Two (9' 10" x 7' 11")

Rear Aspect Double Bedroom.

### Bathroom (8' 00" x 7' 10")

Three-piece Suite comprising a walk-in Triton Electric Shower, a Low Flush W.C. and a Wash Hand Basin with Storage under. Complete with Tiled Walls, Tiled Flooring, recessed Spotlights and access to the Hot-press for additional storage.

## Outside

To the front of the Property there is a pedestrian access.

To the rear of the Property there is a private Fence and Wall enclosed Garden in Artificial Grass and a raised Decking Area ideal for Entertaining or relaxing. Furthermore, there is access to the Driveway from the rear providing off-road parking.

