

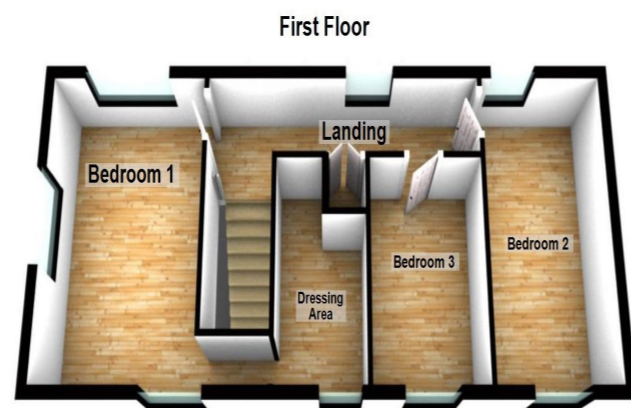
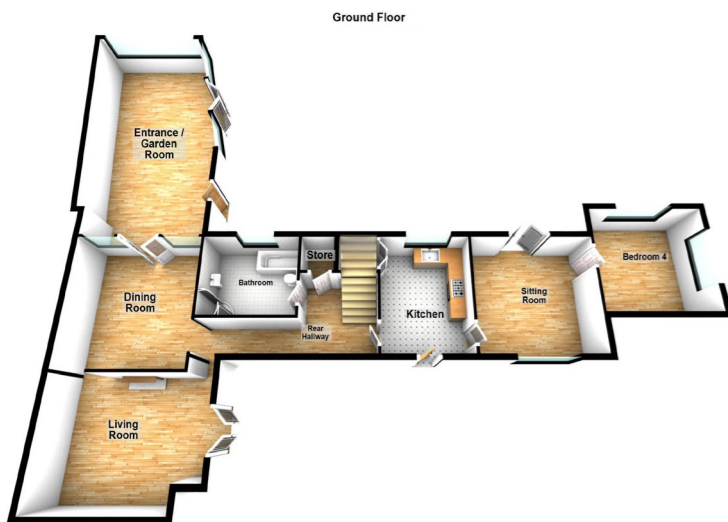
Independent

PROPERTY ESTATES



Independent

PROPERTY ESTATES



FOR SALE

53 High Bangor Road, Donaghadee

Offers Over £399,950

- Stunning Detached Family Home
- Four Bedrooms and Four Reception Rooms or Three Bedrooms, Three Reception Rooms & a Home Office
- Primary Bedroom benefitting from a Dressing Area
- Fitted Kitchen, Ground Floor Bathroom Suite
- Oil Fired Central Heating & Double Glazing
- Wall Enclosed Private Courtyard to Rear
- Double Garage, Loose Stone Driveway
- Fence & Hedge enclosed Front Garden in Lawn, Trees and Flower Beds

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		37 F
1-20	G		



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

Part of The Independent Group of Companies

028 9145 0000
www.ipestates.co.uk



Ground Floor

Entrance / Garden Room (24' 11" x 13' 09")

Front aspect Reception Room / Entrance Area, access via a feature Wooden Stable Door with Glazing, Tiled Flooring and beautiful views over the front Garden. Complete with uPVC and double-Glazed double Doors providing access to the front Garden.

Dining Room (17' 01" x 10' 01")

Rear aspect Reception Room with Tiled flooring, Archway providing access to:

Living Room (16' 01" x 12' 04")

Rear aspect Reception Room with Tiled Flooring, a feature Open Fire with exposed Brick Surround and a Tiled Hearth. Complete with uPVC and double-Glazed Doors providing access to the rear private Courtyard.

Rear Hallway (10' 06" x 8' 08")

Access to understair Storage and separate built-in Storage.

Bathroom (10' 05" x 6' 10")

Four-piece Suite comprising a Bath with an Electric Shower over, a W.C., a Pedestal Wash Hand Basin and a Corner Mains Rainfall Shower. Complete with Tiled Flooring and part Tiled Walls.

Kitchen (14' 08" x 9' 09")

Fitted Kitchen with range of lower-level units with complimentary solid Wooden Worktops, a 'Belfast' Sink unit, a walk-in Pantry, plumbing for a Dishwasher and a Rangemaster Extractor Hood. Complete with Tiled Flooring, part Tiled Walls, Spotlights and access to the rear private Courtyard.

Sitting Room (14' 09" x 13' 04")

Dual aspect Reception Room with a feature Wood Burning Stove with a Tiled Surround and Tiled Hearth. Complete with Tiled flooring and access to the front Garden via uPVC and double-Glazed Doors.

Bedroom Four (12' 06" x 11' 04")

Dual aspect double Bedroom with solid Wooden Flooring and a built-in Wardrobe.

First Floor

Landing (20' 04" x 11' 04")

Bright and spacious with access to Hot-press for additional Storage.

Primary Bedroom (21' 06" x 14' 06")

Dual aspect double Bedroom with solid Wooden Flooring. Complete with a walk-in Dressing Area.

Bedroom Two (14' 07" x 8' 01")

Dual aspect double Bedroom with solid Wooden Flooring and a Velux Window providing ample natural light.

Bedroom Three (10' 05" x 7' 06")

Rear aspect double Bedroom complete with Laminate Wooden Flooring.

Outside

Front

A loose Stone Driveway provides ample room for off Road parking. There is a Fence and Hedge enclosed Garden in Lawn, Trees and Flower Beds.

Rear

To the rear of the Property there is a private Wall Enclosed Courtyard which is ideal for Entertaining or Relaxing.

Double Garage (27' 09" x 17' 04")

Dual access via the front and a separate rear Door. Complete with light, power and plumbing for a Washing Machine.

