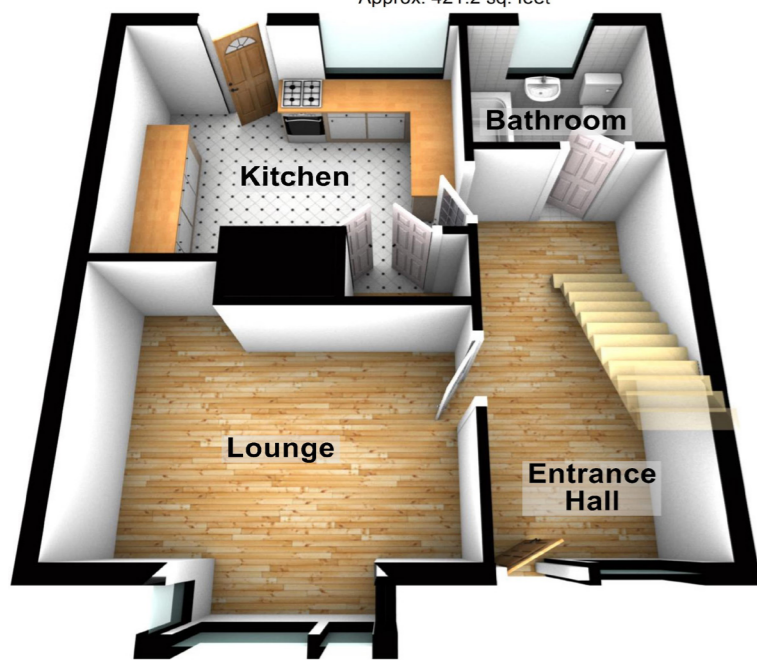


# Independent

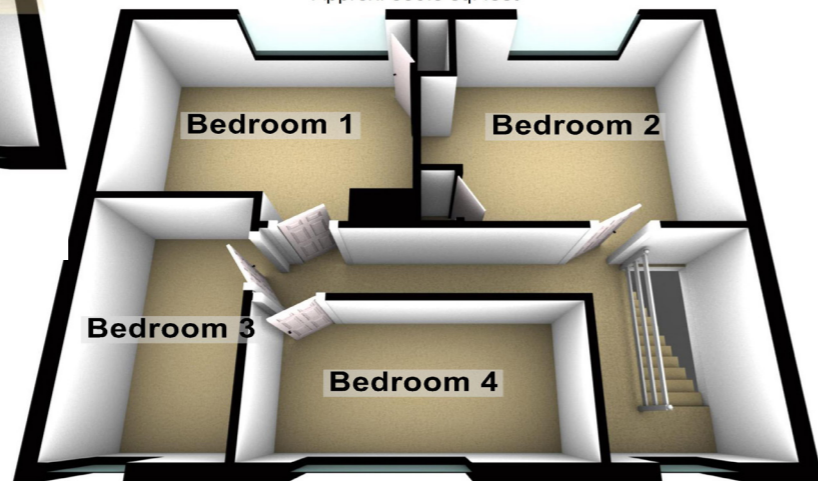
PROPERTY ESTATES



**Ground Floor**  
Approx. 421.2 sq. feet



**First Floor**  
Approx. 550.8 sq. feet



# Independent

PROPERTY ESTATES



**FOR SALE**

**7 Priory Close, Bangor**  
**Offers Over - £119,950**

- Spacious Mid Terrace Property
- Four Well Proportioned Bedrooms
- One Reception Room
- Modern Fitted Kitchen
- Ground Floor Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Spacious Enclosed Rear Lawn
- Front Garden in Lawn
- Cul-De-Sac Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	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

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Independent Property Estates are pleased to introduce to the Sales Market Number 7 Priory Close, Bangor.

This deceptively spacious Mid Terrace Property offers modern living accommodation over two floors. that is simply ready to move in to and enjoy.

On the Ground Floor, accommodation comprises of one reception room, a modern fitted Kitchen and the Bathroom Suite. The First Floor of the Property comprises of four well proportioned Bedrooms.

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

Externally, to the front of the Property there is a spacious garden laid in lawn and a pathway leading to the Rear Garden. To the rear there is a spacious fence enclosed garden in lawn with access to outbuilding storage.

## Ground Floor



**Entrance Hall**  
Solid Wooden Entrance Door with complimentary window panels leading into the Entrance Hall.

**Lounge (12' 9" x 10' 1") Excluding Box Bay Window**  
Front aspect Reception Room leading into a Box Bay Window complete with Laminate Wooden Floor.

**Kitchen (13' 0" x 10' 1")**  
Modern fitted Kitchen with a range of high and low level units with complimentary Laminate Roll Edge Worktops, a Stainless-Steel Sink Unit, an integrated Hob with Oven under and plumbed for a Washing Machine. Door leading to the Rear Garden.

**Bathroom (6' 9" x 5' 7")**  
White three-piece suite comprising a Pedestal Wash Hand Basin, a Panel Bath with Shower Attachment and a Push Button W.C.

## First Floor



**Bedroom One (12' 3" x 10' 11")**  
Rear aspect double Bedroom with access to built-in storage.

**Bedroom Two (12' 2" x 9' 6")**  
Rear aspect double Bedroom with access to built-in storage.

**Bedroom Three (10' 11" x 9' 6")**  
Front aspect Bedroom.

**Bedroom Four (11' 1" x 6' 3")**  
Front aspect Bedroom.

## Outside

**Front**  
To the front of the Property there is a spacious garden laid in lawn and a pathway leading to the Rear Garden.

**Rear**  
To the rear of the Property there is a spacious fence enclosed garden in lawn with access to outbuilding storage.