

# Independent

PROPERTY ESTATES

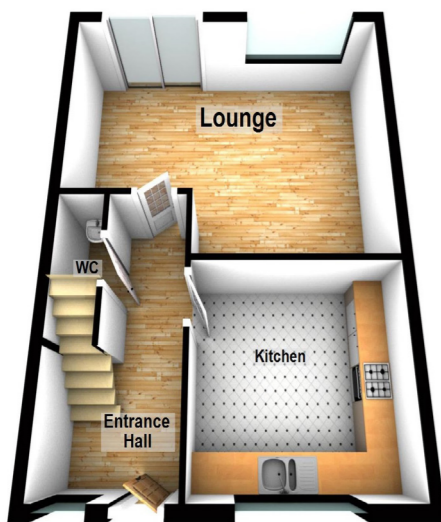


# Independent

PROPERTY ESTATES



Ground Floor



First Floor



## 6 Riverwood Vale, Ballyholme, Bangor

### Offers Over £199,950

## FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Semi-Detached Family Home
- Located Close to Ballyholme Village
- Three Bedrooms
- One Reception Room
- Fitted Kitchen
- Ground Floor W.C.

- First Floor Bathroom Suite
- Gas Fired Central Heating
- Driveway to front Off-Road Parking
- Private & Enclosed Patio Area to Rear
- Convenient to Ballyholme Village,

Ballyholme Beach & Ballyholme Primary

## 028 9145 0000

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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 6 Riverwood Vale, Bangor.

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

On the ground floor there is a bright and spacious rear aspect Living Room which provides access to the rear Garden, a Fitted Kitchen and a W.C.

On the first floor there are three well-proportioned Bedrooms and a four-piece Bathroom Suite.

Outside to the front of the house there is a Tarmac Driveway for ample off-street parking.

There is an enclosed Patio Area to the Rear ideal for Entertaining or Relaxing.

## Ground Floor

### Entrance Hallway (13' 00" x 7' 03")

Access via Composite and double-glazed Door, bright and spacious with access to under stair storage. Complete with Laminate Wooden Flooring.

### Living Room (19' 02" x 12' 10")

Rear aspect Reception Room, bright and spacious with recessed Spotlights and a Feature Open Fire with a Cast Iron Surround, a Stone Mantle and a Tiled Hearth. Access to the rear via a uPVC and double-glazed sliding Door.

### Kitchen (11' 06" x 9' 09")

Fitted Kitchen with a range of high- and low-level Units with complimentary roller edge Worktops, an integrated Gas Hob with a Bosch Oven under and an Extractor Hood over, an integrated Fridge / Freezer, an integrated Dishwasher and a 1 & 1/2 bowl Stainless Steel Sink and Drainer Unit with a Water Filter Tap. Complete with an integrated Washing Machine, part Tiled Walls and recessed Spotlights.

### W.C. (6' 08" x 2' 11")

Two-piece Suite comprising a Pedestal Wash Hand Basin with a Tiled Splash back and a Low Flush W.C. Complete with Tiled Flooring and an Extractor Fan.



## First Floor

### Landing (11' 02" x 2' 11")

Two-piece Suite comprising a Pedestal Wash Hand Basin with a Tiled Splash back and a Low Flush W.C. Complete with Tiled Flooring and an Extractor Fan.

### Principal Bedroom (12' 08" x 10' 09")

Rear aspect double Bedroom with Laminate Wooden Flooring.

### Bedroom Two (10' 00" x 9' 00")

Front aspect double Bedroom with Laminate Wooden Flooring.

### Bedroom Three (9' 05" x 8' 02")

Rear aspect Bedroom complete with Laminate Wooden Flooring.

### Bathroom (9' 10" x 6' 07")

Four-piece Suite comprising a Low Flush W.C., a Mains Shower Cubicle, a Bath and a Pedestal Wash Hand Basin with a feature Tiled Splashback. Complete with Tiled Flooring, part-Tiled Walls, an Extractor Fan, a Panel Ceiling and recessed Spotlights.

## Outside

To the front of the Property there is a Tarmac Driveway for ample off-street Parking.

There is a Wall and Fence enclosed Patio Area to the Rear ideal for Entertaining or Relaxing. There is also access to a Bin Storage area and a gate providing access to the Driveway at the front and side of the Property.

