

Independent

PROPERTY ESTATES



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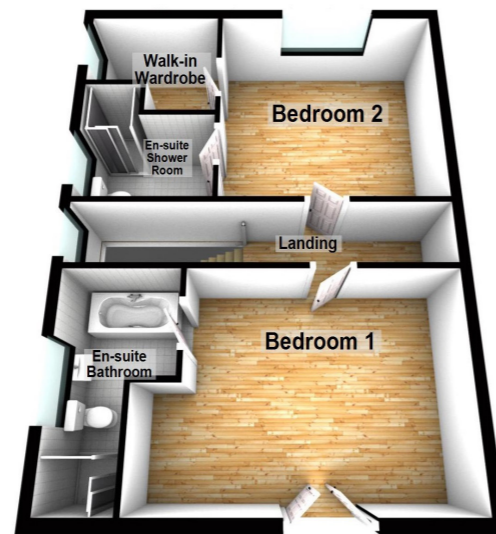
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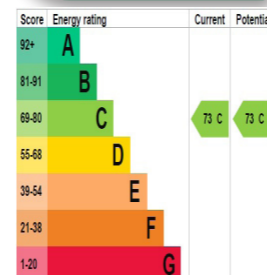
Ground Floor



First Floor



FOR SALE



13 Brandon Grove, Bangor

Offers Over £299,950

- Stunning Detached Chalet Bungalow
- Recently Modernised
- Four Bedrooms, Two Reception Rooms
- Home Office / Utility / Laundry Room
- Luxury Fitted Kitchen with Island
- Three-Piece Shower Room Suite

- Gas Heating & uPVC Double Glazing
- Driveway to Front for off Street Parking
- Integral Garage
- Rear Enclosed Private Garden in Lawn, a Patio Area and small Trees
- Driveway to Front for off Road Parking



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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Ground Floor

Entrance Hall (4' 09" x 4' 01")

Access via a Composite and double-Glazed Door with a double-Glazed side Panel. Complete with Laminate Wooden Flooring.

Living Room (18' 10" x 11' 01")

Spacious front aspect Reception Room with a feature Woodburning Stove with a Tiled hearth and a feature Stone Clad Surround. Complete with Laminate Wooden Flooring.

Kitchen / Dining Area (20' 08" x 11' 05")

Luxury fitted Kitchen with a range of high- and low-level units with complimentary Worktops and a feature Island with Breakfast Bar style Dining. Comprising an integrated Induction Hob, an integrated Samsung double Oven with a Warming Drawer under, an integrated Fridge, bins Storage, a Sink with a Boiling Water Tap, an integrated Dishwasher, recessed Spotlights and an Extractor Fan. Open plan to:

Living Area (15' 09" x 10' 02")

Rear aspect, complete with a feature Panel Wall, Laminate Wooden Flooring, recessed Spotlights and access to the rear Garden via a uPVC and double-Glazed sliding Door.

Bedroom Three (11' 02" x 9' 08")

Rear aspect double Bedroom complete with Laminate Wooden Flooring.

Bedroom Four (10' 02" x 8' 10")

Rear aspect Bedroom complete with Laminate Wooden Flooring.

Office / Utility Room / Laundry Room (11' 07" x 8' 01")

Rear aspect, complete with Laminate Wooden Flooring and access to the rear via uPVC and double-Glazed double Doors.

Shower Room (8' 07" x 4' 05")

Deluxe three-piece white Suite comprising a Sink with a Vanity Unit under and a feature Tiled splash back over, a walk-in double Shower with a mains rainfall Shower over and a Low Flush W.C. Complete with Tiled Flooring, part Tiled Walls, recessed Spotlights and an Extractor Fan.

Integrated Garage (13' 02" x 8' 03")

Dual access via a Roller Shutter Door to the front and a rear door providing access to the Property. Complete with solid Wooden Flooring, plumbing for a Washing Machine, Light, Power and overhead Storage.

First Floor

Primary Bedroom Suite (15' 03" x 11' 04")

Front aspect double Bedroom comprising recessed Spotlights and uPVC and double-Glazed Doors open to the Juliet Balcony. Access to:

Ensuite Bathroom (11' 04" x 6' 08")

Deluxe four-piece Suite comprising a double walk-in Shower with a mains rainfall Shower over, a Low Flush W.C., a Sink with a Vanity Unit under and a free standing Villeroy and Bosch Bath. Complete with Laminate Wooden Flooring, a Heated Towel Rail, recessed Spotlights, an Extractor Fan and part Tiled Walls.

Bedroom Two (13' 08" x 11' 08")

Rear aspect double Bedroom with recessed spotlights. Access to:

Ensuite Shower Room (6' 02" x 6' 03")

Deluxe three-piece Suite comprising a Sink with a Vanity Unit under, a Shower Cubicle with a mains rainfall Shower over and a Low Flush W.C. Complete with a heated Towel Rail, recessed Spotlights and an Extractor Fan.

Walk-in Wardrobe (6' 07" x 6' 03")

Complete with recessed Spotlights.

