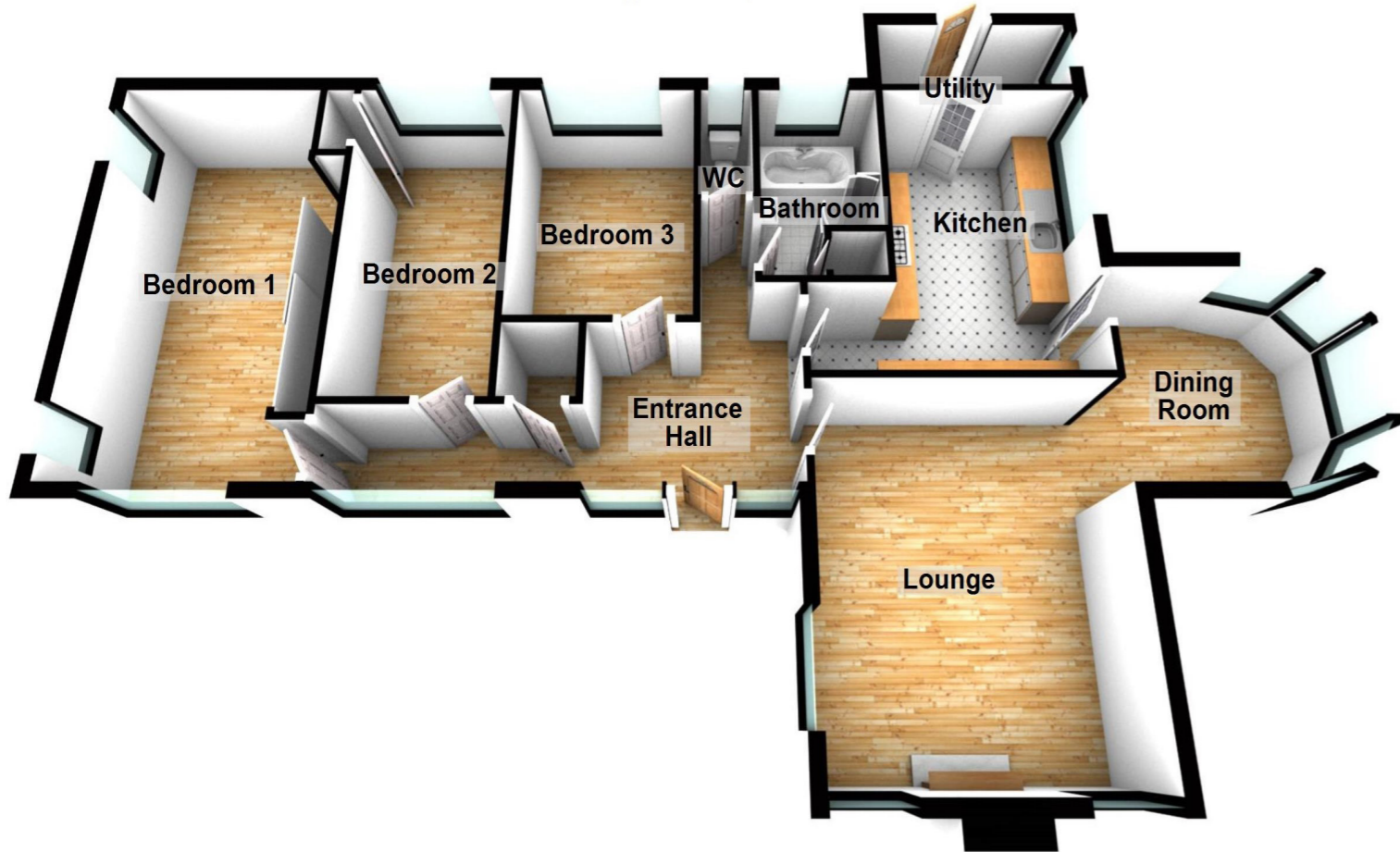


# Independent

PROPERTY ESTATES



**Ground Floor**  
Approx. 1011.5 sq. feet



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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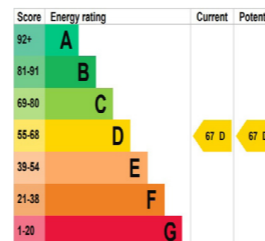
**FOR SALE**

# Independent

PROPERTY ESTATES



**42 Ashley Park, Bangor Offers Over £349,950**



- Spacious Detached Bungalow
- Sought-After Ballyholme Location
- Total Area Approx 1,111 sqft
- Tastefully Modernised whilst:
- Retaining Period Features
- Three Spacious Bedrooms
- Two Reception Rooms

- Modern Fitted Bathroom
- Separate W.C.
- Kitchen through to Utility Room
- Gas Fired Central Heating
- Spacious Corner Site
- Gardens in Lawn, Patio & Garage
- Close to Primary, Shops & Beach

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## Comprises

### Entrance Hall

Composite Door with complimentary side panels and large double glazed windows, creating a bright and airy atmosphere, leading into the spacious Entrance Hall complete with Herringbone Wooden Flooring. Access to spacious Storage Cupboard.

### Lounge (14' 11" x 12' 11")

Spacious front aspect Reception Room with Herringbone wooden floor continued from the Entrance Hall. Complete with a feature Gas Stove set in a brickwork Fireplace topped with a Wooden Mantel. Archway through to the Dining Room.

### Dining Room (10' 4" x 8' 11") at widest point

Accessed via the Lounge and the Kitchen ideal for use as a Dining Room. Complete with Herringbone Wooden Floor continued from the Lounge and leads into a feature Bow Bay Window.

### Kitchen (13' 0" x 12' 8") at widest point

'Shaker' style Kitchen with an excellent range of high and low level units with complimentary Worktops. Accessible from the Entrance Hall and the Dining Room. Doorway leading through to the Utility Room.

### Utility Room (8' 11" x 3' 2")

Plumbed for utilities and a uPVC double glazed door leads to the Rear Garden.

### Principal Bedroom (17' 7" x 10' 6")

Spacious dual aspect double Bedroom with an excellent range of fitted slide robes.

### Bedroom Two (14' 1" x 7' 0")

Rear aspect double Bedroom with built-in storage.

### Bedroom Three (10' 8" x 8' 11")

Rear aspect double Bedroom.

### Bathroom (8' 11" x 5' 5")

Deluxe fitted Bathroom with a traditional styled three-piece suite comprising a Pedestal Wash Hand Basin, a Free-Standing Bath with telephone hand shower and a Corner Shower Cubicle with Mains Shower. Complete with PVC Panel Walls.

### W.C. (5' 1" x 2' 4")

Comprising a Push Button W.C. and complete with PVC Panel Walls.



## Outside

### Front

Sitting on a large corner site, this Property enjoys a spacious hedge lined Lawn Garden to the front and side. A loose stone driveway provides off-road parking and access to the Detached Garage.

### Rear

To the Rear of the Property there is a further enclosed garden in a mixture of paving, loose stone, lawn and a raised Timber Decking Area ideal for relaxing or entertaining.

### Detached Garage (18' 6" x 8' 9")

Detached Garage, fitted with light & power, accessed from an up & over door from the driveway as well as a separate pedestrian access from the Rear Garden.

