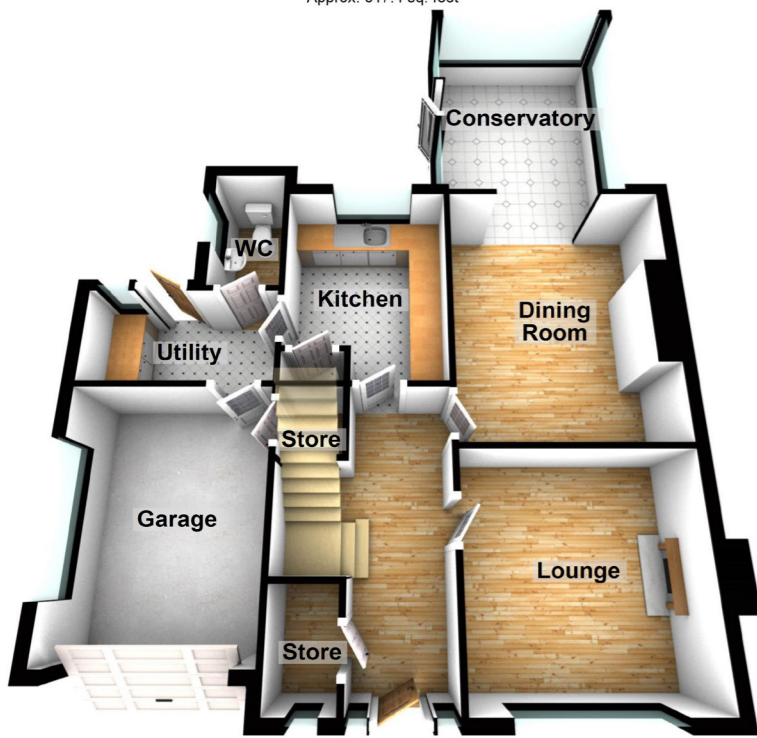


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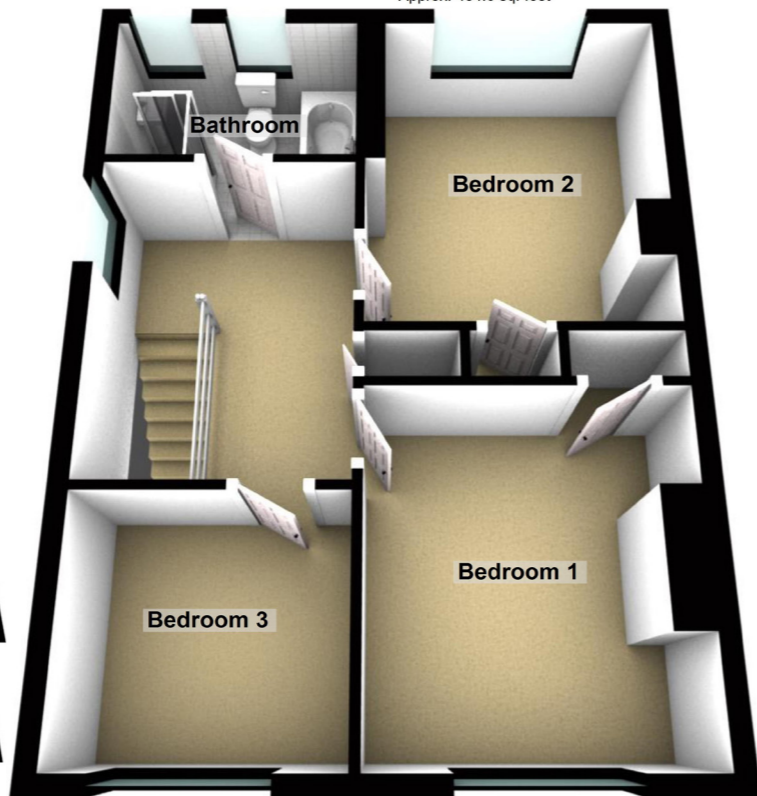
PROPERTY ESTATES



Ground Floor
Approx. 617.4 sq. feet



First Floor
Approx. 484.6 sq. feet



Total area: approx. 1101.9 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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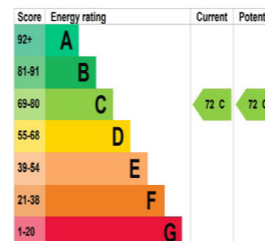
PROPERTY ESTATES



22 Ashley Park, Bangor Offers Over £279,950



- Beautiful Semi-Detached Home
- Sought-After Ballyholme Location
- Total Area Approx 1,102 sqft
- (sqft exluding Garage & Utility)
- Three First Floor Bedrooms
- Lounge with Multi-Fuel Stove
- Dining Room open to Conservatory
- Fitted Kitchen leading through to: Garage, Utility Room & W.C.
- Contemporary Bathroom Suite
- Gas Fired Central Heating
- Spacious Enclosed Rear Lawn
- Spacious Driveway to Front
- Close to Primary, Shops & Beach



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Ground Floor

Entrance Hall

PVC Entrance Door with complimentary double glazed panels leading into the Entrance Hall complete with feature 'Herringbone' style Wooden Floor. Access to Cloaks Cupboard.

Lounge (11' 6" x 10' 11")

Front aspect Reception Room with feature 'Herringbone' style Wooden Floor continued from the Entrance Hall and complete with a feature multi-fuel Stove.

Dining Room (13' 11" x 10' 11")

Spacious Reception Room, located beside the Kitchen, ideal for use as a Dining Room. Open through to the Conservatory.

Conservatory (12' 4" x 9' 5")

Spacious Conservatory, open off the Dining Room, complete with tiled floor & views over the Rear Garden. Access onto the Rear Decking Area.

Kitchen (10' 9" x 8' 2")

Fitted Kitchen with a range of high and low level Units with complimentary Laminate Roll-Edge Worktops and a Stainless Steel Sink Unit. Complete with tiled flooring and access to a Storage Cupboard. Access through to the Adjoined Garage / Utility / W.C..

Utility (9' 6" x 4' 11")

Fitted with low level storage and plumbed for a Washing Machine. Access to Rear Garden.

Adjoined Garage (12' 9" x 9' 8")

Fitted with Light & Power. Roller Shutter Door to the front and internal door to Utility at rear.



First Floor

Bedroom One (11' 7" x 10' 11")

Front aspect double Bedroom with access to built-in storage.

Bedroom Two (11' 10" x 10' 11")

Rear aspect double Bedroom with access to built-in storage.

Bedroom Three (8' 5" x 8' 2")

Front aspect Bedroom.

Bathroom (9' 0" x 5' 6")

Recently fitted contemporary Bathroom with a four-piece suite comprising a free-standing Bath, a Push Button W.C., a Wash Hand Basin with drawer storage and a tiled Corner Shower Cubicle with Mains Shower. Complete with feature tiled flooring.



Outside

Front

To the front of the Property there is spacious driveway providing off-road parking for multiple vehicles.

Rear

Spacious enclosed garden primarily in lawn as well as a decking area accessible from the Conservatory.

