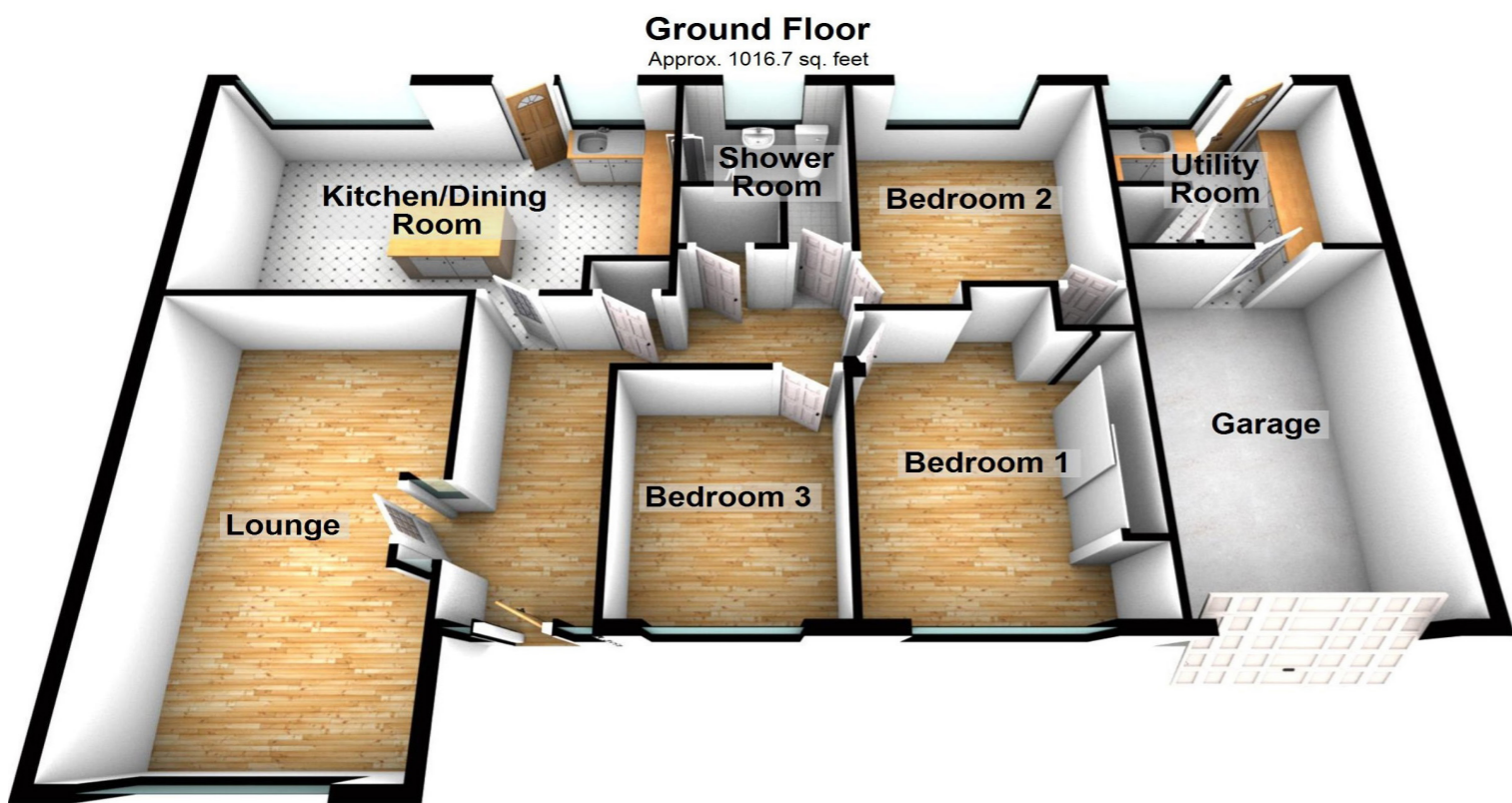


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PROPERTY ESTATES



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



FOR SALE

I The Ashes, Bangor
Offers Over - £199,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		51 D
39-54	E	51 E	
21-38	F		
1-20	G		

- Well-Presented Detached Bungalow
- Total Internal Area Approx 1,017 sqft
- Spacious Corner Site
- Three Well-Proportioned Bedrooms
- Spacious Lounge
- Kitchen Open to Dining Area
- Fully Tiled Shower Room
- Oil Fired Central Heating
- Adjoined Garage & Utility
- Enclosed Rear Lawn Garden

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This well-presented Detached Bungalow, with a total internal area of approx 1,017 sqft, offers well-proportioned living accommodation that is simply ready to move in to and enjoy.

Accommodation comprises a spacious front aspect Lounge, a fitted Kitchen open to a dining area, three well-proportioned Bedrooms (two with built-in storage) & a tiled Shower Room.

This Property benefits from Oil Fired Central Heating & uPVC Double Glazing.

Sitting on a generous sized corner site, this Property enjoys an enclosed rear lawn garden, a lawn to the front and a driveway providing parking & access to the Adjoined Garage.

The Ashes is a cul-de-sac, located off the Balloo Road (close to its junction with the Gransha Road) and as such is convenient to Public Transport Links, Bangor Grammar School and Bloomfield Shopping Centre is nearby.

Comprises

Entrance Hall

PVC Entrance Door with Double Glazing leading into spacious Entrance Hall with a mixture of Laminate and Solid Wooden Flooring.

Lounge (19' 10" x 11' 8")

Spacious front aspect Reception with Solid Wooden Flooring.

Kitchen / Dining (19' 5" x 11' 2")

Fitted Kitchen with a range of high and low level units with complimentary Worktops, a Stainless-Steel Sink Unit and integrated Fridge / Freezer. Complete with tiled floor in the Kitchen area & open plan to Dining Area with Wooden Flooring. Double Glazed PVC Door to the Rear Garden.

Bedroom One (12' 3" x 10' 11")

Front aspect double Bedroom with a large range of fitted Slide Robes and complete with Laminate Wooden Flooring.

Bedroom Two (10' 9" x 10' 3")

Rear aspect double bedroom with Solid Wooden Floor and access to built-in storage.

Bedroom Three (10' 5" x 8' 5")

Front aspect Bedroom with Laminate Wooden Flooring.

Shower Room (8' 10" x 6' 10") at widest point

Fully tiled Shower Room with a white three-piece suite comprising a Corner Shower Cubicle, a W.C. and a Pedestal Wash Hand Basin.

Outside

Utility Room (10' 0" x 8' 10")

Accessed from the Rear Garden, fitted with low level units with Worktops, Stainless-Steel Sink Unit and plumbed for utilities. Internal door access to the Adjoined Garage.

Adjoined Garage (16' 5" x 10' 1")

Front aspect Bedroom with Laminate Wo

Front

Garden laid in lawn, extending round the side of the Property, and a driveway providing off-road parking for multiple vehicles.

Rear

Spacious enclosed garden laid primarily in lawn.

