

Independent

PROPERTY ESTATES



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Ground Floor



First Floor



13 Clandeboye Road, Bangor

Offers Over £119,950



FOR SALE

- Mid Terraced Property
- Total Circa 1,000 Sq FT
- Three Double Bedrooms
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- First Floor Bathroom Suite

- Separate First Floor W.C.
- Gas Fired Central Heating
- uPVC Double Glazing
- Front Fence & Wall Enclosed Garden in Paving & Loose Stone
- Rear Yard with Detached Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	60 D
39-54	E		
21-38	F		
1-20	G		



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 offer to the Sales Market Number 13 Clandeboye Road, Bangor.

This spacious Mid Terrace of circa 1,000 sqft is located on the Clandeboye Road, on the outskirts of Bangor City Centre. Located close to Local Amenities, Bangor Bus & rail Station, Bangor Football Club and Arterial routes to Newtownards, Holywood, Belfast and beyond.

13 Clandeboye Road comprises three double Bedrooms, a Bathroom Suite, a separate first floor W.C., a dual aspect Living / Dining Room, a fitted Kitchen and a detached Garage.

This Property benefits from Gas Fired Central Heating and uPVC Double Glazing,

Ground Floor

Entrance Porch (3' 06" x 3' 05")

Accessed via a uPVC and double-Glazed Door. Complete with Tiled Flooring.

Entrance Hall (10' 06" x 3' 04")

Access via a Wood and Glazed Door.

Living Room (11' 08" x 10' 04")

Front aspect reception room with Laminate Wooden Flooring, a feature open Fire with a Tiled Hearth / Surround and a Wooden Mantle. Complete with a Bow Bay Window. Archway open to:

Dining Room (11' 08" x 10' 04")

Rear aspect complete with Laminate Wooden Flooring. Through to:

Kitchen (13' 06" x 8' 03")

Fitted Kitchen with a range of high- and low-level units with complimentary Roller Edge Worktops, an integrated four Ring Ceramic Hob with Oven under and Extractor Hood over, a Sink and Drainer Unit and there is space for a Fridge / Freezer. Complete with Tiled Flooring, part Tiled Wall, access to under Stair storage and a uPVC and double-Glazed Door provides access to the rear.

First Floor

Landing (18' 05" x 5' 04")

Bright and spacious with access to built-in storage.

Primary Bedroom (10' 04" x 10' 00")

Front aspect Double Bedroom.

Bedroom Two (9' 11" x 9' 01")

Rear aspect double Bedroom.

Bedroom Three (8' 04" x 8' 01")

Rear aspect double Bedroom.

Bathroom (7' 01" x 4' 04")

Two-piece Suite comprising a Bath with a Redring Electric Shower over and a Pedestal Wash Hand Basin. Complete with part Tiled Walls and an Extractor Fan.

W.C. (4' 09" x 2' 08")

Comprising a Low Flush W.C. and is complete with part Panel and part Tiled Walls.

Outside

Front

There is a Fence and Wall enclosed Garden in Paving and loose Stone.

Rear

There is a Wall enclosed Yard and access to the detached Garage.

Garage (28' 08" x 10' 07")

Rear access via a Pedestrian Door and front access via a Roller Shutter Door. Complete with Light and Power.



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