

Independent

PROPERTY ESTATES



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Ground Floor



First Floor



28 Morston Park, Bangor

Offers Over £169,950



FOR SALE

- Semi Detached Property
- Total Circa 1,050 Sq FT
- Three Well Proportioned Bedrooms
- Three Reception Rooms Inc. Sunroom
- Fitted Kitchen, Ground Floor W.C.
- First Floor Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Driveway Providing off Road Parking
- Front Garden in Lawn
- Rear Garden in Lawn & Paving
- Detached Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	71 C
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 28 Mortson Park, Bangor.

This deceptively spacious Family Home located in Morston Park, Bangor is within walking distance to Bangor City Centre and is convenient to local Primary Schools, Lesley Bloomfield Shopping Centre & Retail Park, Clondeboye Retail Park, Bangor Health Centre & Bangor Football Club.

Accommodation on the Ground Floor of the Property comprises of a Front aspect Living Room, a rear aspect Dining Room, a rear aspect Sunroom, a fitted Kitchen and a W.C.

The First Floor of the Property comprises three well-proportioned Bedrooms and a four-piece Bathroom Suite. There is also access to the Floored Roof space which could be converted subject to relevant planning permission.

Ground Floor

Entrance Porch (5' 02" x 3' 04")
Accessed via an Aluminum and Glazed Door.

Entrance Hall (14' 09" x 5' 08")
Access via a uPVC and double-Glazed Door.

Living Room (17' 05" x 10' 07")
Front aspect Reception Room with a feature Mult burning Stove with a Sleeper Style Mantle and a Tiled Hearth. Complete with Laminate Wooden Flooring and a Bow Bay Window. Through to:

Dining Room (9' 10" x 7' 10")
Rear aspect Dining Room with uPVC and double-glazed sliding Doors providing access to:

Sunroom (10' 00" x 7' 09")
Bright and spacious with a uPVC and double-glazed sliding Door providing access to the rear. A separate side door provides access to the Lean-to / Car Port.

Kitchen (11' 02" x 6' 05")
Fitted Kitchen with a range of high- and low-level units with a complimentary roller edge worktops, a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit and is plumbed for a Dishwasher. Complete with part Tiled Walls, a Panel Ceiling and Spotlights.

W.C. (3' 10" x 2' 10")
Two-piece Suite comprising a Low Flush W.C. and a Sink. Complete with part Tiled Walls.

First Floor

Landing (10' 11" x 6' 06")
Access to Hot-press and access to Floored Roof space which is equipped with a Velux Window and has potential to be converted into additional accommodation subject to the relevant Planning Permission.

Primary Bedroom (13' 06" x 9' 10") excluding bay
Front aspect double Bedroom leading into a feature Bow Bay Window.

Bedroom Two (9' 11" x 9' 11")
Rear aspect double Bedroom.

Bedroom Three (10' 00" x 6' 06")
Front aspect Bedroom complete with Laminate Wooden Flooring.

Bathroom (8' 08" x 7' 08")
Four-piece Suite comprising a Bath, a Pedestal Wash Hand Basin, a Shower Cubicle with a Triton Electric Shower and a Low Flush W.C. Complete with part Tiled Walls and a Panel Ceiling.

Roof Space
Accessed via a pull-down ladder from the Landing. Fully Floored with a Velux Window and has potential to be converted into additional accommodation subject to the relevant planning permission.

