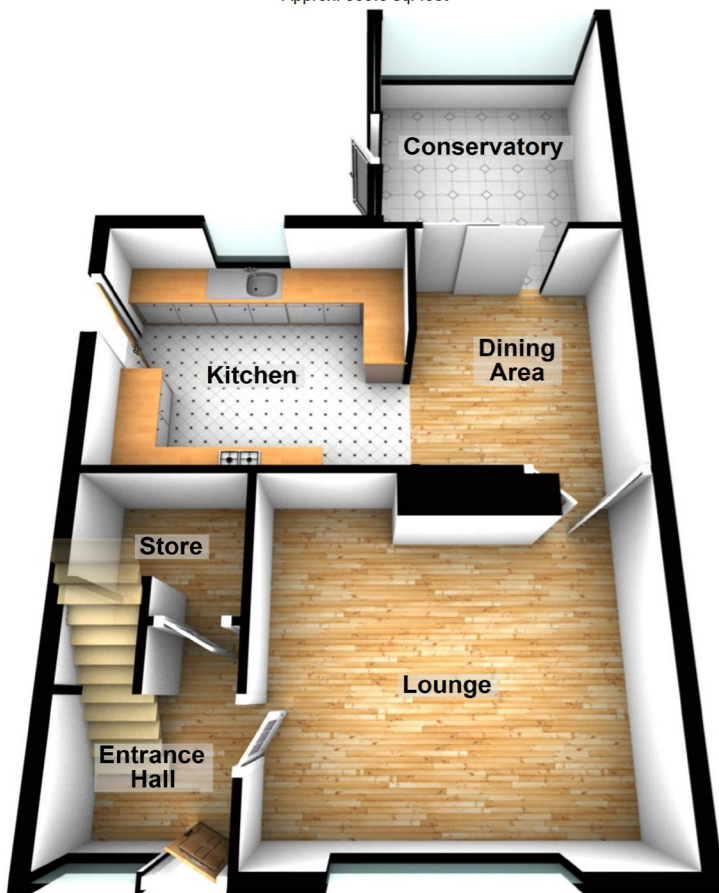


# Independent

PROPERTY ESTATES



**Ground Floor**  
Approx. 599.8 sq. feet

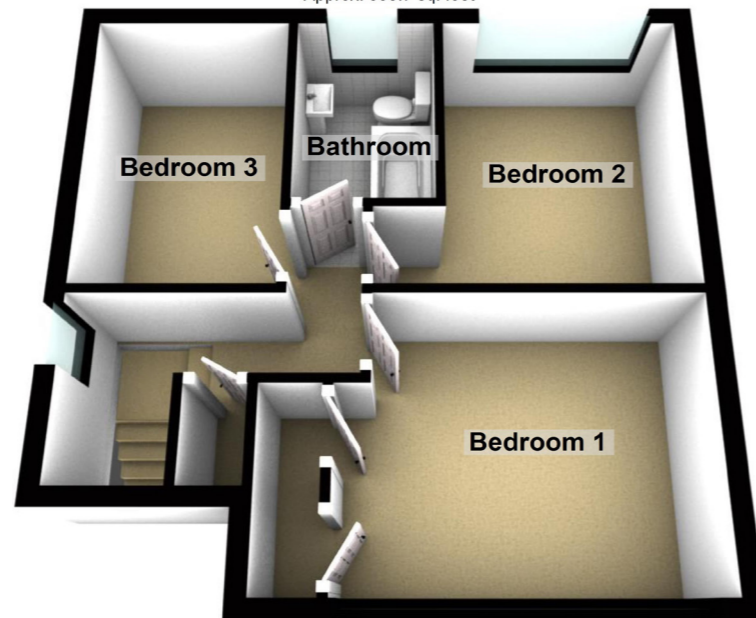


Total area: approx. 995.5 sq. feet



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

**First Floor**  
Approx. 395.7 sq. feet



# Independent

PROPERTY ESTATES



**9 Belmont Park, Bangor**

**Offers Over £175,000**



**FOR SALE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E	52 E	
21-38	F		
1-20	G		

- Semi-Detached Family Home
- Cul-De-Sac in a Sought-After Area
- Well-Presented Throughout
- Three Well-Proportioned Bedrooms
- Spacious Lounge with Fireplace
- Kitchen open plan to Dining Space
- Conservatory accessed off Kitchen
- Modern First Floor Bathroom
- Oil Fired Central Heating
- Enclosed Rear Garden
- Detached Garage
- Close to Primary School & Shops

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This well-presented Family Home offers living accommodation over two floors with the spacious Ground Floor comprising a front aspect Lounge, a fitted Kitchen open plan to the Dining Area and a Rear aspect Conservatory accessed from the Dining Area.

The first Floor comprises three well-proportioned Bedrooms, two comfortably accommodating a double bed, & a modern Bathroom.

Externally, to the front of the Property there is a driveway providing off-road parking for multiple vehicles and access to the Detached Garage. To the rear, there is a fence enclosed garden primarily in synthetic grass.

Belmont Park, located in the popular Rathmore Area, is located off Kileen Drive (between Rathmore Road and Kileen Avenue), & as such is convenient to Rathmore Primary School, Springhill Shopping Centre & arterial routes for those commuting to Belfast.

## Ground Floor

### Entrance Hall

PVC Door with Double Glazed Panels leading into the Entrance Hall with Wooden Flooring and access to a spacious storage area.

### Lounge (14' 3" x 13' 3")

Front aspect Reception Room complete with Wooden Flooring and a feature Cast Iron Fireplace on a tiled hearth. Double Doors to:

### Dining Area (10' 4" x 8' 4")

Reception Area located off the Kitchen ideal for use as a dining area. Complete with Wooden Flooring. Open plan to the Kitchen sliding doors to the Conservatory.

### Kitchen (11' 11" x 10' 4")

Fitted Kitchen with an excellent range of high and low level units with complimentary Worktops, a Stainless-Steel Sink Unit, an integrated Hob with Oven under and plumbed for a Washing Machine, a Tumble-Dryer and a Dishwasher. PVC Door providing an access from the side of the Property.

### Conservatory (10' 11" x 9' 7")

Accessed via a sliding door from the Dining Area, complete with Wooden Flooring and access to the Rear Garden.

## First Floor

### Bedroom One (11' 10" x 9' 8")

Front aspect double Bedroom with built-in Storage.

### Bedroom Two (10' 8" x 10' 4") at widest point

Rear aspect double Bedroom.

### Bedroom Three (10' 4" x 6' 9")

Rear aspect Bedroom.

### Bathroom (7' 2" x 4' 10")

White three-piece suite comprising a Push Button W.C., a Wash Hand Basin with Storage Under and Bath with Shower Attachment. Complete with tiled floor and tiled walls.

## Outside

### Front

Driveway providing off-road parking for multiple vehicles and access to the Detached Garage.

### Rear

Fence enclosed garden primarily in synthetic grass.

### Detached Garage (16' 0" x 9' 2")

Accessed via a Roller Shutter Door to the Front & Pedestrian PVC Door from the Rear Garden to the side. Fitted with light & power.

