

# Independent

PROPERTY ESTATES



## Outside

**Front**  
Garden laid in lawn and driveway providing off road parking and access to the rear of the Property.

**Rear**  
Fence enclosed area in Tarmac.

## Finding the Right Mortgage!

Our Sister Company, **INDEPENDENT MORTGAGE & INVESTMENT ADVISORS** is a firm of Independent Financial Advisors and as such are in a position to offer you, access to all of the available Mortgages throughout the market place, as a whole.

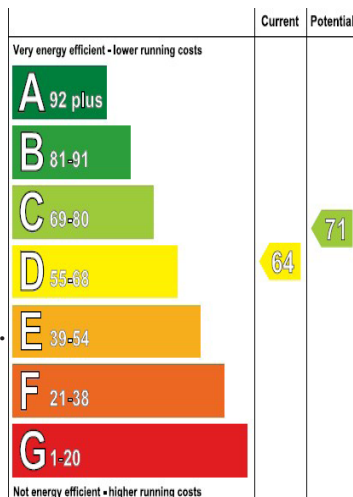
They can provide you with access to all schemes within the market place, including 100% Mortgage facilities, to assist with the purchase of Your New Home.

For a **FREE** Initial Consultation, with a Professionally Qualified Advisor - Telephone 028 9145 0000 to ensure you achieve the most competitive Mortgage Rate available in today's market.

The above Mortgage Facilities are available to you even if you purchase a home through another Agent.

For a Professional & Tailor Made Service check out our web site at :

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Part of The Independent Group of Companies

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PROPERTY ESTATES



IPE  
OPTIONS

FOR  
SALE

20 Dixon Road, Bangor  
Buy Me For Only £179,950

- Detached Chalet Property
- Four Bedrooms
- Spacious Lounge
- Luxury Kitchen to Dining Area
- Sun Room, Utility Room
- Ground Floor Bathroom Suite
- First Floor Shower Room
- Off Road Parking & Lawn to Front

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Independent Property Estates are pleased to introduce to the Sales Market Number 20 Dixon Road, Bangor.

This well presented Detached Chalet Property has been maintained to a high standard throughout and offers adaptable and well proportioned living accommodation over two floors.

Accommodation comprises of two Ground Floor Bedrooms, two First Floor Bedrooms, a spacious Lounge and a Sun Room. Facilities comprise of a luxury fitted Kitchen with space for dining and access to a Utility Room, a Ground Floor Bathroom Suite and First Floor Shower Room.

## Ground Floor

### Entrance Hall

uPVC Double Glazed Door into Hallway with Solid Wooden Floor.

**Lounge** (23' 2" x 14' 9")  
Spacious rear aspect Reception Room with recessed lighting and Multi Burning Stove.

**Kitchen** (20' 1" x 9' 10")  
Modern fitted Kitchen with an excellent range of high and low level fitted units with Stainless Steel Sink Unit integrated appliances including Gas Hob and Oven. Tiled floor, part tiled walls and vaulted ceiling with Skylights.

**Sun Room** (12' 8" x 9' 2")  
Tiled floor and access to Rear Garden.

**Utility Room** (10' 3" x 9' 4")  
Tiled floor and plumbed.

**Cloakroom**  
Located off Kitchen. Plumbed.

**Master Bedroom** (12' 1" x 10' 1")  
Front aspect double Bedroom with Solid Wooden Floor.

**Bedroom Four** (12' 1" x 10' 1")  
Front aspect Bedroom with Solid Wooden Floor.

**Bathroom**  
Four piece Bathroom Suite comprising W.C., Panel Bath, Pedestal Wash Hand Basin and a Shower Cubicle with Electric Shower. Tiled floor, part tiled walls and Tongue & Groove Ceiling.

## First Floor

**Bedroom Two** (17' 2" x 11' 8") at widest point  
Double Bedroom with Laminate Wooden Floor and Skylight.

**Bedroom Three** (14' 4" x 10' 9") at widest point  
Double Bedroom with Laminate Wooden Floor and Skylight.

**First Floor Shower Room**  
Comprising W.C. and Pedestal Wash Hand Basin. Tiled floor and part tiled walls.

