IRVINE PARK

CONTEMPORARY BESPOKE DESIGN

NEW DEVELOPMENT OF THREE ONLY TOWNHOUSES





New Development of Three Only Turnkey Contemporary Townhouse Homes Finished to a High Quality Throughout

Approx. 1,100 sq ft

Three Bedrooms

Master Bedroom Ensuite

One/Two Reception Rooms

Luxury Fitted Kitchen with Integrated Appliances

Deluxe First Floor Bathroom Suite

Ground Floor W.C.

Enclosed Rear Lawn Gardens

Close Proximity to Grammar/ Primary Schools & Arterial Routes to Belfast

PRICES FROM - £155,000









IRVINE PARK







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Independent Property Estates are delighted to receive instructions to introduce to the Sales Market a selection of three newly built luxury Turnkey Townhouses at Irvine Park, Bangor.

Arguably the best value New Homes in Bangor with prices starting from £155,000 these Properties are perfect Family Homes and ideal for discerning buyers who are looking for a Property that is simply ready to move in to.

These luxury homes offer modern contemporary living accommodation with the added benefit of being within close proximity to a host of local amenities, Bangor Grammar School, Primary Schools and arterial routes for those commuting to Belfast.

The Developer takes their environmental responsibilities seriously – improved insulation and robust windows/doors, in line with new and ongoing building regulations, help to keep the draughts out and retains warmth.

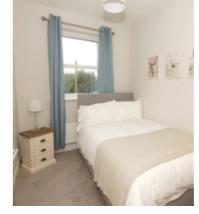
Modern energy efficient heating systems reduce the amount of energy used to heat your home, reducing carbon emissions and ensuring lower heating bills.

The Developer uses sustainable and recycled materials where possible and fit dual flush toilets and energy saving light bulbs to help you commit to a more eco-friendly environment and the way we live.

Externally, each Property enjoys front and rear gardens laid in lawn, feature external lighting to the front door and off road parking facilities.





















FLOORPLANS

GROUND FLOOR



FIRST FLOOR



11A 11B 11C

11A 11B 11C

11A & 11C - END TOWNHOUSES

GROUND FLOOR

FIRST FLOOR

Lounge (17' 9" x 11' 5") Kitchen Dining Room

(9' 10" x 8' 0") (10' 3" x 8' 11") Master Bedroom (12' 1" x 10' 5")

(13' 6" x 9' 2") Bedroom Two (9' 8" x 8' 2") **Bedroom Three**

11B - MID TOWNHOUSE

GROUND FLOOR

FIRST FLOOR

(14' 9" x 10' 3") Master Bedroom (12' 1" x 10' 5") Lounge Kitchen/Dining Room(17' 7" x 11' 5") (13' 6" x 9' 5") Bedroom Two Utility Room (10' 3" x 8' 11") (9' 8" x 7' 11") Bedroom Three



SPECIFICATION

Internal Features

- Internal décor; walls and ceilings painted
- Painted skirting and architrave
- Solid internal doors with quality ironmongery
- Modern wall hung electric fire
- Smoke, heat and carbon monoxide detectors
- Connection sockets for BT and terrestrial channels
- Satellite dish and connection to lounge and master bedroom provided
- Natural Gas heating with energy efficient boiler and hot water on demand
- Dual zone heating with thermostatically controlled radiators
- 9 foot ceiling height except bathroom and Ensuite
- Mechanical heat recovery ventilation for energy efficient air input and extraction, no drafts from window vents.
- Security alarm system

Kitchen & Utility Room

- High gloss kitchen doors with a choice of 4 colours with modern worktop and handles
- Integrated appliances to include electric hob, electric oven, cooker hood, fridge/ freezer, dishwasher and washing machine.
- Energy efficient down lighting to ceilings

Floor Covering & Tiling

- Ceramic floor tiling to Hall, WC, Utility Store, Kitchen, Bathroom and Ensuite
- Carpets with underlay to all other floors
- Fully height wall tiling to shower enclosures
- Splash backs to bath and wash hand basins

Bathroom, Ensuite & W.C.

- Contemporary white designer sanitary ware with chrome fittings
- Energy efficient down lighting to ceilings of bathroom and Ensuite

External Features

- Hybrid timber frame construction, for low heating costs
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazed windows and external doors
- Pre Finished Composite Apeer "secure by design" front door with double glazed side light
- Bitmac driveway or parking area
- Front and rear gardens top soiled and sown out for grass.
- Large walled patio area
- 1.8 metre high timber fencing to rear where appropriate
- Outside lighting at all external doors.

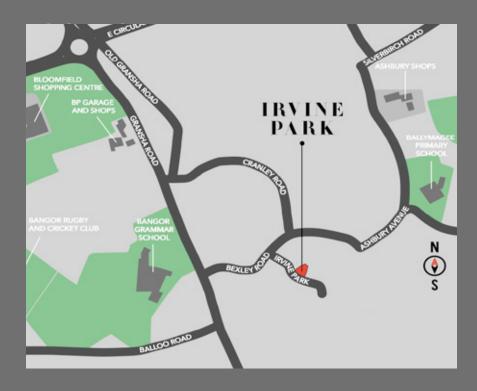


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FROM ONLY <u>£155</u>,000





THE HOUSE SOLD NAME IN ESTATE AGENCY

028 9145 0000 www.ipestates.co.uk

To find out more or arrange a viewing please contact:

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