



161 Linen Crescent | Bangor | BT19 7JT

02891 180081 | viewings by appointment 7 days a week

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161 Linen Crescent

Modern Duplex apartment with its own front door

Bright and airy with doors to balcony overlooking grass area

Two bedrooms, Master with built in robe

Beautifully presented and in excellent condition

Contemporary open plan living

Resident and guest off street parking to rear

Existing NHBC warranty in place

Gas central heating

Excellent value for money and ready to move into

Price: £87,500



Fantastic modern apartment!

This impressive 1st and 2nd floor duplex apartment benefits from its own front door and sits on a bright site within the popular Linen Crescent development. The property represents outstanding value for money and an ideal choice for those thinking of getting on the property ladder or looking to downsize and enjoy a comfortable lifestyle without compromising on facilities. The apartment has been tastefully decorated throughout leaving little for the new owner to do other than to move in!

The apartment benefits from its own front door leading into a hallway from which there is a WC. From the hallway leads a modern and bright living/kitchen/dining area with a balcony overlooking the garden area. The stairs lead to two well-proportioned bedrooms and a bathroom with a contemporary three piece suite.

Linen Crescent is a convenient and sought after location to live and offers a range of both primary and secondary schools nearby. You are minutes away from the popular Bloomfield shopping centre, home to M&S, and Sainsbury's is close by. There is easy access to Bangor, Newtownards and commuter routes to Belfast making the morning commute to work or school relatively stress free.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	80	81
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



THIS PROPERTY COMPRISES

FIRST FLOOR

Uvpc Front door to...

ENTRANCE HALL : Laminate Wood flooring.

LIVING ROOM : 14'9 X 8'3 (4.54m x 2.52m) Wood effect lino floor,
Doors to balcony. Open plan to...

KITCHEN/DINER : 11'3 x 9'4 (3.44m x 2.87m) Excellent range of
Modern high and low level units, stainless steel single drainer sink,
Built-in oven, 4 ring electric hob, stainless steel extractor fan,
Built-in fridge freezer, built-in washer/dryer, part tiled walls,
Ceramic tiled floor. Recessed lighting and up lighting.

STORAGE CUPBOARD : Useful storage space.

WC : White suite comprising WC, Wash hand basin with tiled splash
back, ceramic tiled floor, extractor fan.

SECOND FLOOR

MASTER BEDROOM : 11'4 x 9'8 (3.48m x 3.00m)
Built-in wardrobe.

BEDROOM 2 : 11'4 X 6'9 (3.48m x 2.09m)

BATHROOM : Modern three piece suite comprising low flush WC,
Pedestal wash hand basin, paneled bath with mixer taps and shower
over, partly tiled walls, tiled floor, extractor fan.

OUTSIDE

Balcony with views to garden.

Communal off street parking to rear. Parkland to front.



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