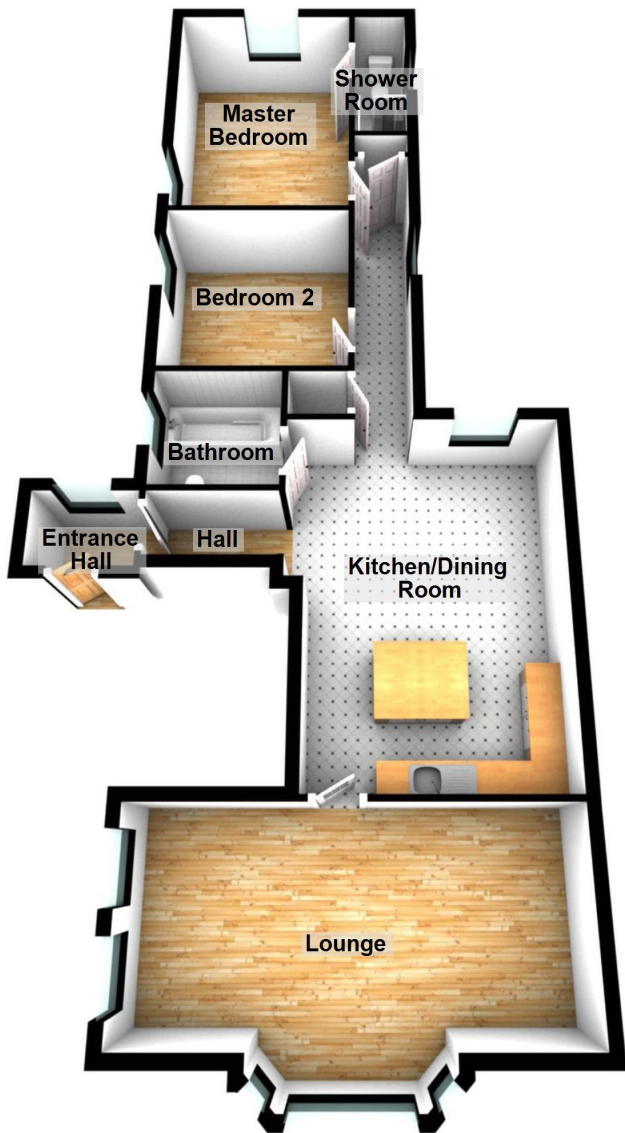


Independent

PROPERTY ESTATES



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	76	80
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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



47b Princetown Road, Bangor

Offers Over - £169,950

IPE
OPTIONS

FOR
SALE

- First Floor Luxury Apartment
- Prestigious Residential Area
- Two Double Bedrooms
- Master Ensuite Shower Room
- Spacious Lounge with Feature Fire
- Luxury Kitchen to Dining Area
- Deluxe Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Garage to Rear
- Secure Gated Parking
- Coummunal Lawns: Front & Rear
- Secure Gated Parking to Rear
- Close to Bangor Town Centre

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Independent Property Estates are delighted to introduce to the Sales Market Number 47b Princetown Road, Bangor. This deceptively spacious Apartment, with contemporary design and luxury finish, will impress even the most discerning buyers.

Accessed through a well maintained communal Entrance Hall, with intercom control, the Entrance Hall opens through to the luxury Kitchen / Dining Area. This spacious area acts as the hub to the home and the Kitchen features a range of concealed integrated appliances.

Located to the front of the Property, the spacious Lounge features a 'hole-in-the-wall' style gas fire and a bay window with additional windows allowing light to flow into the room creating a bright and airy environment.

Two well proportioned Bedrooms are located to the rear of the Apartment, the Master Bedroom benefitting from access to an Ensuite Shower Room.

Externally, to the front of the Property there is a communal lawn garden and a resident & visitor parking area. To the rear of the Property there is a communal garden, a private Garage and a remote controlled gate provides access to the parking area for Number 47.

Located in a prestigious and much sought after residential area, this Apartment is within close proximity to Bangor Marina, Bangor Town Centre, Bangor Bus & Rail Station and the picturesque North Down Coast Line.

Comprises

Lounge (20' 9" x 9' 9")

Spacious front aspect Reception Room leading into a Bay Window with Wooden Floor and a feature 'hole-in-the-wall' style Gas Fire.

Kitchen / Dining (18' 2" x 12' 9")

Luxury fitted Kitchen with a range of high and low level contemporary styled units and matching island unit. Range of integrated appliances including a Hob with under Oven, a Washing Machine, a Dishwasher and a Fridge / Freezer. Ample space for Dining.

Master Bedroom (13' 6" x 10' 0")

Rear aspect Double Bedroom with access to:

Ensuite Shower Room

White three piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a Walk-in Shower Cubicle with mains shower. Complete with tiled floor and part tiled walls.

Bedroom Two (9' 8" x 9' 7")

Side aspect double Bedroom.

Bathroom

Deluxe three piece suite comprising a Push Button W.C., a Wash Hand Basin with Storage under and a tile surround Bath with Shower. Complete with tiled floor and part tiled walls.

Outside

Front

Communal Lawn Garden & parking for visitors and residents.

Rear

Private Gated Car Parking, Communal Lawn Garden and Private Garage.

