

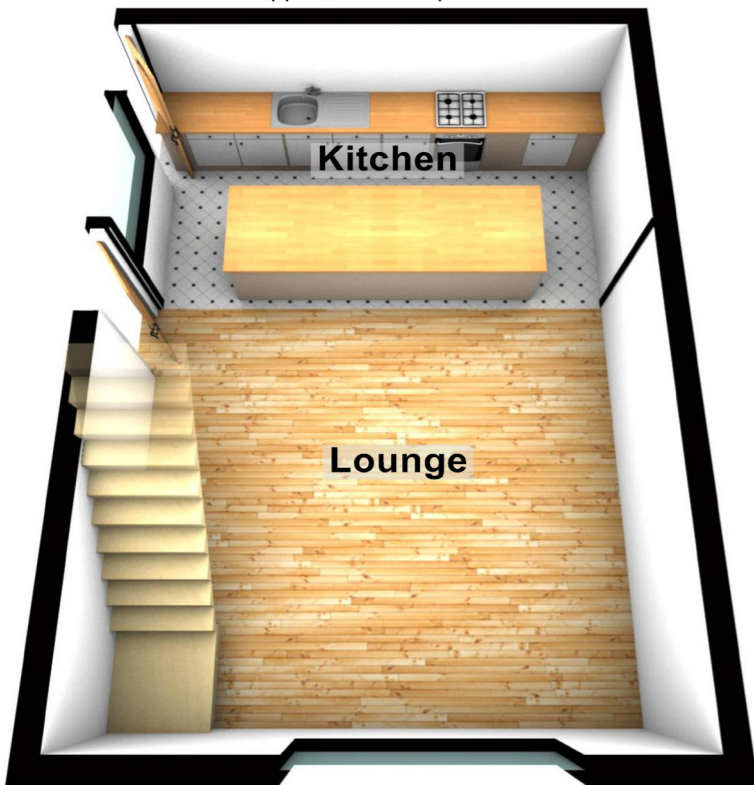
Independent

PROPERTY ESTATES



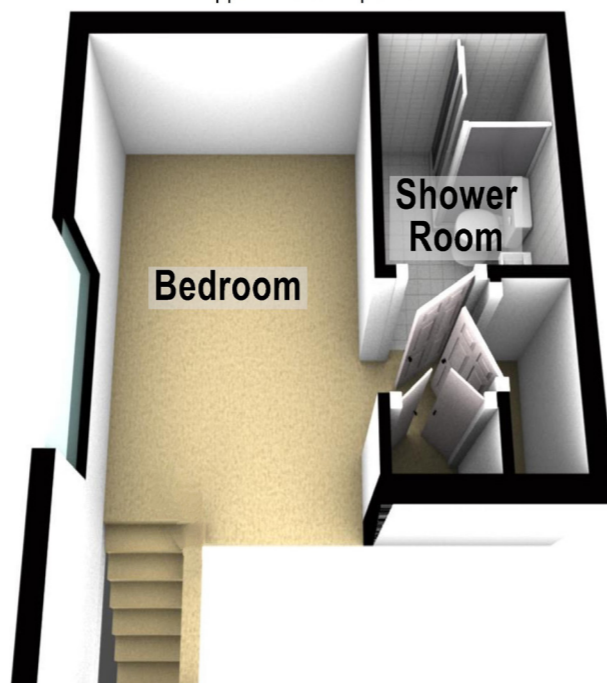
Ground Floor

Approx. 316.6 sq. feet



First Floor

Approx. 174.2 sq. feet



Total area: approx. 478.2 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

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PROPERTY ESTATES



FOR SALE

5 Sandymount Court, Bangor

Offers Over - £114,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Modern Duplex Apartment (Ground Floor & Mezzanine Level)
Recently Refurbished to offer Contemporary Living
Ground Floor Living Accommodation & First Floor Mezzanine Bedroom
Newly Fitted Contemporary Kitchen Open Plan to spacious Lounge
Contemporary Shower Room on the First Floor
Gas Fired Central Heating & uPVC Double Glazing
Resident's Car Parking Area

Close to Bangor City Centre, Ward Park & Public Transport Links

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Independent Property Estates are delighted to introduce to the Sales Market Number 5 Sandymount Court, Bangor.

Sandymount Court, located off the Gransha Road within the Circular Road, is conveniently located within close proximity to Ward Park, Bangor City Centre, Public Transport Links and Bloomfield Shopping Centre.

Internally, benefitting from a recent extensive refurbishment, this Duplex Apartment which occupies the Ground Floor and a First Floor Mezzanine level, offers contemporary accommodation throughout is simply ready to move in to and enjoy.

The Ground Floor comprises a recently fitted luxury contemporary Kitchen open plan to the spacious Lounge.

The First Floor Mezzanine comprises the double Bedroom with access to a recently fitted contemporary Shower Room and two separate storage cupboards.

This Property benefits from Gas Fired Central Heating and uPVC Double Glazing throughout.

Externally, there is a car park area for residents.



Ground Floor

Kitchen / Living (21' 7" x 14' 8")
Recently fitted contemporary styled Kitchen with an excellent range of high and low level units with Spanish Stone Worktops and a matching Island Unit. Kitchen is complete an integrated Hob with Oven under; a Stainless Steel Sink Unit, has space for a concealed Fridge / Freezer and is plumbed for a Washing Machine. Open plan to the spacious front aspect Lounge. Laminate wooden flooring throughout.



Mezzanine Level

Bedroom (11' 6" x 8' 10")
Double Bedroom accessed via a stairway from the Lounge. Access to two separate Storage Cupboards.

Shower Room (6' 4" x 5' 4")
Recently fitted contemporary styled Shower Room with a white three-piece suite comprising a 'hidden cistern' Push Button W.C., a wall-mounted Wash Hand Basin and a walk-in