



1A FIFTH AVENUE, BAYLANDS,
BANGOR, BT20 5JS



Offers Around £375,000



Neill
ESTATE AGENTS

SALES / RENTALS / SURVEYS

1A Fifth Avenue, Baylands, Bangor, BT20 5JS

- Exclusive Over 50s Living – A charming ground-floor apartment in a highly sought-after Bangor location.
- Spacious & Welcoming Interior – Bright entrance hallway leading to a generous living room.
- Open-Plan Kitchen & Dining – A stylish and practical space for cooking and socialising.
- Two Well-Proportioned Bedrooms – Includes a master with a private en-suite shower room.
- Private Outdoor Space – Enjoy your own patio area and access to beautifully maintained communal gardens.
- Modern Comforts – Double glazing throughout and efficient underfloor gas heating.
- Prime Location – Close to Ballyholme Village, Bangor City Centre, and Ballyholme Beach for shops, cafés, and scenic coastal walks.
- Chain-Free Sale – No onward chain for a smooth and hassle-free purchase.
- Secure Parking - Dedicated parking area providing safety and convenience.

COMMUNAL ENTRANCE HALLWAY

Glazed entrance door, Lift access to upper floors

ENTRANCE HALL

Storage cupboard off



LOUNGE

17' 3" x 15' 11" (5.27m x 4.86m)

Bay window, cornicing, glazed door to gardens.



KITCHEN DINING AREA

16' 4" x 10' 6" (4.97m x 3.19m)

Range of high and low level cupboards, integrated oven and hob, stainless steel extractor fan, one and a half bowl stainless steel jawbox sink, recessed lighting.



BEDROOM (1)

12' 1" x 11' 9" (3.68m x 3.57m)

Cornicing



ENSUITE SHOWER ROOM

Walk in shower, push button wc, semi-pedestal wash hand basin, chrome towel rail, recessed lighting, extractor fan.



BEDROOM (2)

15' 3" x 11' 5" (4.65m x 3.47m)

Cornicing



BATHROOM

Panelled bath with chrome mixer taps, push button wc, semi-pedestal wash hand basin, recessed lighting.



OUTSIDE

Communal gardens to front and side in lawn, patio area.



VIEWING

By appointment through agents

CAPITAL VALUE RATING ASSESSMENT: £125,000

MANAGEMENT FEE:

We have been advised there is a management fee of £125 per month.

DIRECTIONS

Leaving Bangor via the Donaghadee Road, take left onto Ward Avenue, and the property is along on the right hand side.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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