

## 1 DONARD COURT

Rugby Avenue Bangor  
BT20 3QN

- Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge
- Navy Kitchen
- White Shower Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- Garage
- Well Presented Throughout
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £135,000**

# 1 Donard Court

Rugby Avenue, Bangor, BT20 3QN



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Built-in cloaks cupboard.

## LOUNGE

22'2" x 11'8" (6.76m x 3.56m)

Laminated wood floor. TV point.

Telephone point.

## KITCHEN

11'8" x 10'4" (3.56m x 3.15m)

Range of navy high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Single drainer stainless steel sink unit with mixer taps. Zanussi built-in 4

ring hob and double oven.

Extractor canopy with integrated fan and light. Plumbed for washing machine. Part tiled walls.

## BEDROOM 1

12'8" x 10'5" (3.86m x 3.18m)

Built-in double wardrobe.

Laminated wood floor.

## BEDROOM 2

11'4" x 10'5" (3.45m x 3.18m)

## SHOWER ROOM

Walk-in shower with Thermostatic shower over. Pedestal wash hand basin. W.C. Built-in storage cupboard. Tiled walls. Ceramic tiled floor. Chrome heated towel rail.

## OUTSIDE

Communal gardens and parking area.

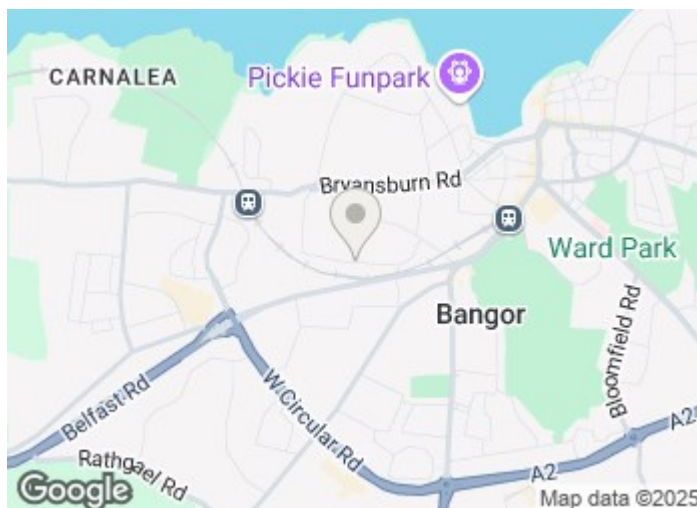
## GARAGE

16'3" x 8'10" (4.95m x 2.69m)

Up and over door.

## SERVICE CHARGE

Currently £840.00 approximately per annum.



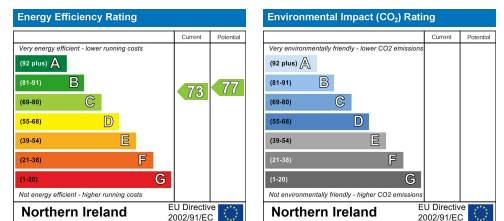
## Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200  
**BALLYHACKAMORE**  
028 9047 1515  
**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986  
**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000  
**DOWNPATRICK**  
028 4461 4101  
**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295  
**MALONE**  
028 9066 1929  
**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)  
©Ulster Property Sales is a Registered Trademark