



**APT 1 BALLYHOLME VIEW, 262 SEACLIFF ROAD,  
BANGOR, BT20 5HT**

**OFFERS OVER £250,000**



If ever there was a home which deserved to be viewed so as to be fully appreciated this is it! Exuding vast potential and boasting an enviable outlook into Belfast Lough, not to mention enjoying a prestigious Bangor address this charming ground floor apartment is sure to appeal to a wide spectrum of even the most discerning purchasers.

Upon inspection viewers will immediately appreciate the generously proportioned lounge with its delightful sea views and open plan off the lounge is the well appointed newly fitted kitchen. Adjacent to the inner hall is a useful cloakroom/ store and utility room. Special mention must be made of the bedrooms from where perhaps the most striking sea views can be enjoyed. Outside there is secure allocated car parking.

Convenient to all the town centre amenities and of course the shoreline for those who enjoy coastal walks we feel sure that perusal of this alluring home will result in an instant attraction.



## Key Features

- Ground Floor Apartment
- 2 Bedrooms (Ensuite)
- Utility Room / Bathroom
- uPVC Double Glazing
- No Onward Chain
- Sea Views
- Open Plan Living / Kitchen
- Phoenix Gas Heating System
- Secure Car Parking



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE HALL

### LOUNGE OPEN PLAN TO KITCHEN

36'3" x 18'6" narrowing to 10'4"

Range of light blue high and low level cupboards and drawers with quartz work surfaces. Franke 11/2 tub single drainer sink unit with mixer taps. Built-in Bosch 4 ring induction hob and oven with microwave. Integrated fridge/freezer. Ceramic tiled floor. 8 Downlights.

### INNER HALL

4 Downlights.

### BEDROOM 1

18'0" x 10'9"

Range of built-in bedroom furniture.

### ENSUITE

Comprising: Corner shower with Thermostatic shower over. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan. Heated towel rail.

### BEDROOM 2

12'5" x 8'11"

### UTILITY ROOM

6'2" x 4'6"

Range of oak effect high and low level units with roll edge work surfaces. Plumbed for washing machine. Built-in extractor fan.

### BATHROOM

Comprising: Panelled bath with mixer taps and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. PVC ceiling. Heated towel rail.

### OUTSIDE

Secure enclosed parking with allocated car space. Communal gardens.

### MANAGEMENT FEE

£1728 Per annum.






















### 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>	<b>73</b>	<b>79</b>
(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 	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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