



154 CASTLE STREET, BANGOR, BT20 4SY

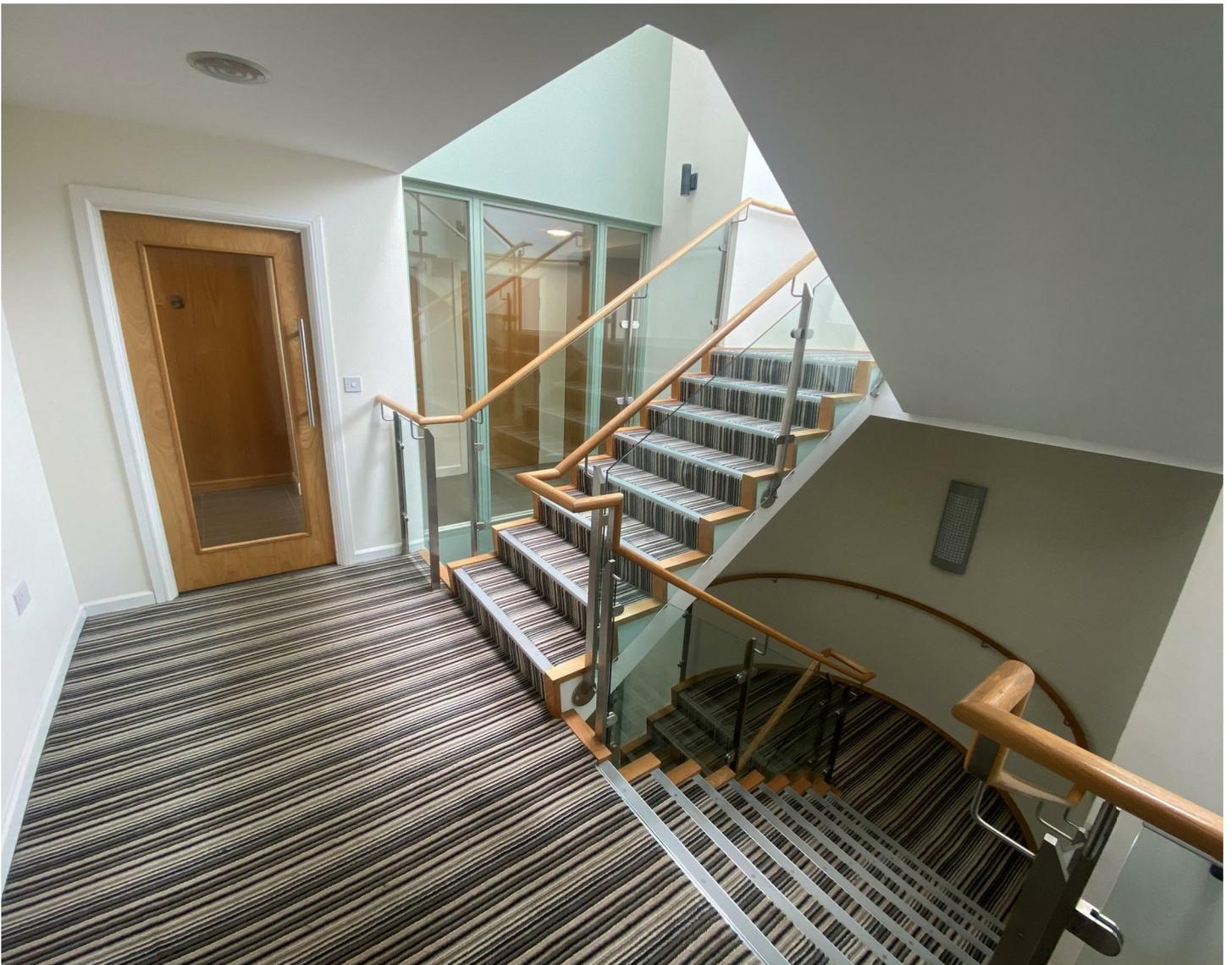
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
112-151 kWh/m ² /year	A		
92-111 kWh/m ² /year	B	80	84
82-91 kWh/m ² /year	C		
62-81 kWh/m ² /year	D		
52-61 kWh/m ² /year	E		
42-51 kWh/m ² /year	F		
32-41 kWh/m ² /year	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £185,000



Ulster Property Sales are delighted to offer for sale this superior second floor apartment, located within close proximity to all the City Centre amenities, the local schools, Ward Park and of course the seashore for those who enjoy coastal walks.

Upon inspection viewers will immediately appreciate the welcoming entrance hall with its wooden laminate flooring and very practical adjacent cloak/store room. The apartment boasts a wealth of reception space provided by the comfortable lounge and from here there is direct access to the balcony ideal to relax on in the summer months. This fine residence boasts two generously proportioned bedrooms both with a range of wardrobes and the master bedroom benefits from a pleasing adjacent white ensuite shower room. Prospective purchasers will also be impressed by the excellent spacious 3 piece white bathroom and special mention must be made of the exceptional open plan kitchen/dining area with its appealing range of high and low level units, integrated appliances and magnificent outlook towards Bangor Hospital.



Key Features

- Superior Second Floor Apartment
- 2 Well Proportioned Bedrooms, Master Bedroom Ensuite Shower Room
- Lounge with Access to Balcony
- Exceptional Kitchen/Dining Area
- Bathroom with White Suite
- Gas Heating and Double Glazing
- Covered Car Parking Space. Lift Access
- Communal Gardens. Prime Central Location



ACCOMMODATION

ENTRANCE HALL

Wooden laminate flooring. Ceiling downlighters. Intercom.

CLOAK ROOM

Tiled floor. Wall mounted gas boiler. Light point.

BEDROOM 1

16'3" max x 12'0" max
Double glazed windows. Wardrobes with shelving and sliding mirrored doors.

ENSUITE SHOWER ROOM

White suite comprising: Low flush W.C. Vanity unit with inset basin and mixer tap. Tiled shower cubicle with shower. Wall mounted heated towel rail. Tiled floor. Extractor fan. Ceiling downlighters.

BEDROOM 2

12'5" max x 9'10" max
Double glazed window with outlook to Bangor Hospital. Wardrobes with shelving and sliding mirrored doors.

BATHROOM

White suite comprising: Panelled bath with mixer taps and shower over, shower screen. Vanity unit with inset basin. Wall mounted mirror. Low flush W.C. Wall mounted towel rail. Tiled floor. Part tiled walls. Ceiling downlighters. Extractor fan. Double glazed window.

LOUNGE

18'9" max x 12'11" max
Feature glazed door from hall. Double glazed windows and double doors to balcony.

KITCHEN/BREAKFAST AREA

18'4" max x 16'4" max
High and low level units with roll edge work surfaces. Concealed lighting. Sink unit with mixer taps. Extractor fan. Integrated dishwasher, hob and oven. Integrated fridge/freezer. Shelved cupboard. Plumbed for washing machine. Tiled floor. Part tiled walls behind hob. Ceiling downlighters. Double glazed windows with outlook to Bangor Hospital.

OUTSIDE

1 Allocated covered car parking space. Communal gardens.

PLEASE NOTE

Management Charge: £1560 per annum as at 1/5/25





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 Angela Stevenson 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. HO122181

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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