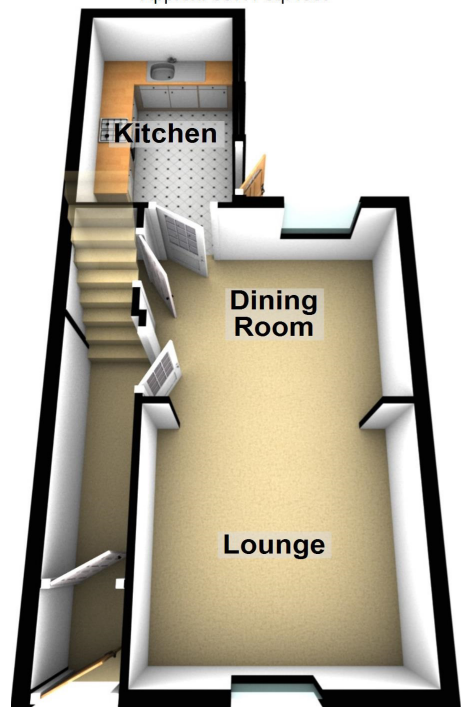


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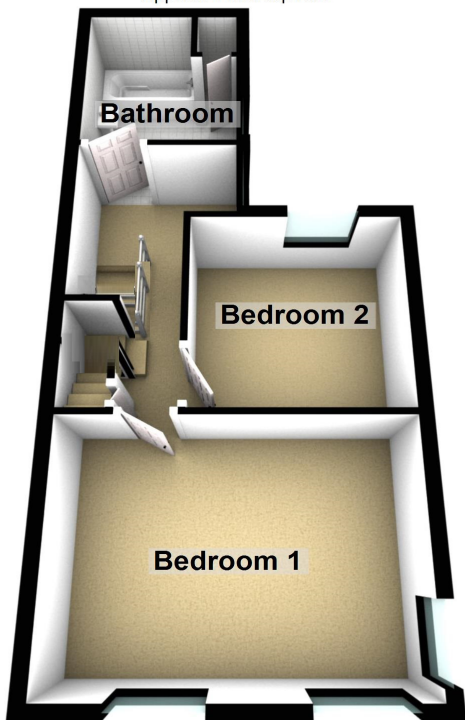
PROPERTY ESTATES



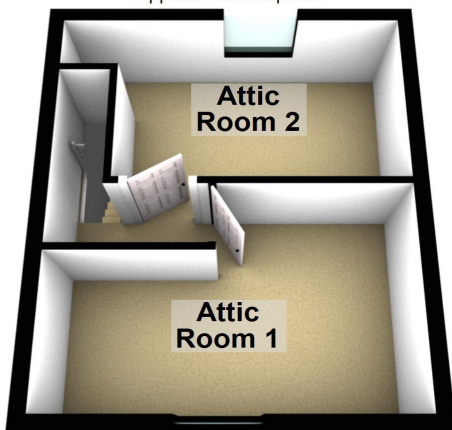
Ground Floor  
Approx. 397.1 sq. feet



First Floor  
Approx. 415.3 sq. feet



Attic Rooms  
Approx. 262.6 sq. feet



Total area: approx. 1075.0 sq. feet



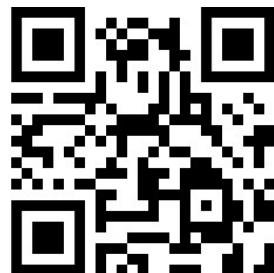
These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR  
SALE

32 Albert Street, Bangor

Offers Over £179,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

- Well-Presented End Townhouse
- City Centre Location
- Close to Marina & Coastal Path
- Modern Finish Throughout
- Total Internal Area c.1,075 sqft
- Open Plan Lounge / Dining Room

- Modern Fitted Kitchen
- Two First Floor Bedrooms
- Two Attic Rooms (via Staircase)
- First Floor Bathroom
- Gas Heating & Double Glazing
- Enclosed Rear Courtyard

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Located in the heart of Bangor City Centre, this well-presented End Townhouse is within close proximity to Bangor Marina, The Eisenhower Pier and all the amenities Bangor Town Centre has to offer. Bangor Bus & Rail Station is also within short walk.

Internally, with a total area of approximately 1,075 sqft, this tastefully modernised property has been finished to a high standard throughout to offer attractive living accommodation that is simply ready to move in to and enjoy.

The Ground Floor comprises a spacious through aspect Reception which leads through to the recently fitted Kitchen.

The First Floor comprises of two well-proportioned Bedroom and a modern Bathroom Suite.

From the First Floor Landing, a fixed staircase leads to the 'Attic Rooms' which are two individual floored rooms, each with their own skylight, suitable for a number of uses.

## Ground Floor

### Entrance Porch

PVC Entrance Door into enclosed Porch area with Wooden Flooring. Internal glazed wooden door to the Entrance Hall.

### Entrance Hall

Complete with Wooden Flooring.

### Lounge / Dining Room (21' 3" x 12' 2") at widest point

Spacious through aspect Reception Room with Wooden Flooring providing space for living and dining.

### Kitchen (11' 9" x 7' 2")

Recently fitted Kitchen with attractive range of high & low level 'Shaker' style units with Wooden Worktops and part tiled walls. The Kitchen features a Ceramic Sink, a Gas Hob with Oven under and is plumbed for a Washing Machine. Complete with 'Chinese Slate' style flooring. Door to Rear Courtyard.

## First Floor

### Bedroom One (15' 0" x 11' 5")

Front aspect double Bedroom.

### Bedroom Two (9' 8" x 9' 7")

Rear aspect Bedroom.

### Bathroom (8' 2" x 7' 3")

White three-piece suite comprising a Panel Bath with Mains Shower over, a Push Button W.C. and a Wash Hand basin with storage under. Complete with wall tiling.

## Attic Rooms

### Attic Room One (14' 4" x 9' 8") at widest point

Floored Room accessed via fixed staircase from First Floor Landing. Front aspect and Velux Window.

### Bedroom Two (15' 9" x 7' 11") at widest point

Floored Room accessed via fixed staircase from First Floor Landing. Rear aspect and Velux Window.

## Outside

### Rear

To the Rear of the Property there is a wall enclosed paved courtyard also providing a pedestrian access.

