



**Fetherston  
Clements**

ESTATE AGENTS

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**2 Glenview Court**

Bangor

BT19 1GT

**Offers In Region Of £195,000**

## 2 GLENVIEW COURT, BANGOR, BT19 1GT

- Well presented and spacious first floor apartment
- Sought-after Bangor West location
- Two double bedrooms
- Lounge / dining area
- Modern kitchen / breakfast area
- Luxury bathroom and en suite shower room
- Gas-fired underfloor heating
- Residents parking area
- Convenient location close to shops, Bangor West Train Station and the coastal path
- Contact the office to arrange your viewing



### Property Description

Benefitting from its own front door and a high level of specification, this first floor apartment, built by Dunlop Homes, provides spacious well-proportioned accommodation. The two double bedrooms are complemented by an en suite shower room and luxury bathroom. The lounge / dining area features a 'Juliet Balcony' and leads to a modern kitchen / breakfast area with integrated appliances.

The property also features gas-fired underfloor heating, a partly floored roof space and a residents parking area. The convenient location allows easy access to shops, Bangor West Train Station, Carnalea Golf Club and the coastal path.

Contact the office to arrange your viewing.





## Property Comprise

### ENTRANCE HALL

Stairs to first floor landing; built-in shelving and display unit; built-in storage cupboard; access to partly floored roof space; recessed spotlights; alarm control panel.

### LOUNGE / DINING AREA 17' 9" x 15' 2" max (5.41m x 4.62m)

French Doors to Juliet Balcony; intercom system; recessed spotlights; integrated sound system.

### KITCHEN / BREAKFAST AREA 13' 5" x 9' 0" (4.09m x 2.74m)

Excellent range of high and low level units with drawers and stone work surfaces; four ring stainless steel gas hob and integrated double oven; stainless steel extractor hood; integrated sink unit; integrated fridge freezer; integrated dishwasher; integrated washing machine; ceramic tile floor; recessed spotlights; integrated sound system.





**BEDROOM 1 13' 2" x 9' 9" excluding robes (4.01m x 2.97m)**  
Built-in wardrobes; recessed spotlights; integrated sound system.

**EN SUITE SHOWER ROOM**

White suite comprising corner shower cubicle with thermostatic shower; dual flush WC; free-standing wash hand basin; ceramic tile floor; fully tiled walls; extractor fan; recessed spotlights.

**BEDROOM 2 11' 1" x 13' 3" (3.38m x 4.04m)**



### **LUXURY BATHROOM**

White suite comprising tiled bath with telephone hand shower; corner shower cubicle with thermostatic shower; dual flush WC; vanity sink unit; heated towel rail; ceramic tile floor; fully tiled walls; extractor fan; recessed spotlights.

### **OUTSIDE**

Communal gardens and residents parking.





**Directions:**

Please see map above.

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



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