



47 Cotton Hall | Bangor | BT20 3FA

02891 180081 | viewings by appointment 7 days a week

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47 Cotton Hall

- * Recently built first floor apartment in an exclusive gated development
- * Bright and spacious apartment in immaculate condition throughout
- * Welcoming entrance hall
- * Large living room with dining space open plan to a modern fully fitted kitchen
- * Two well-proportioned double bedrooms, master with ensuite shower room
- * Contemporary bathroom with white three piece suite
- * Gas fired central heating & double glazed throughout
- * Allocated parking
- * Excellent location within walking distance of local amenities

Offers Around: £130,000

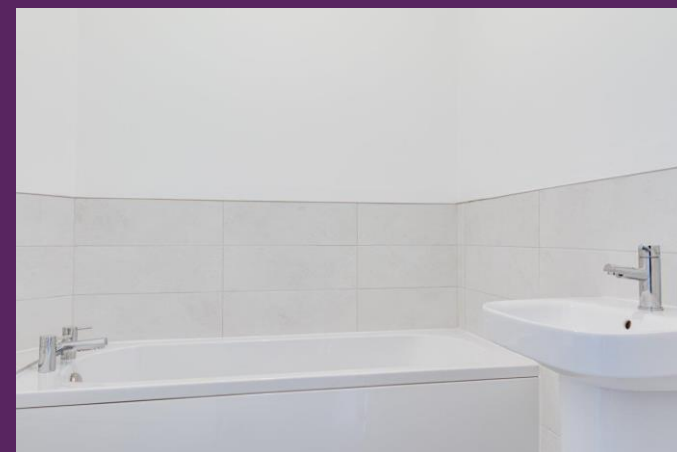


Fantastic modern apartment!

This impressive first floor apartment sits within a popular and gated development in Faulkner Road and offers fantastic accommodation close to local amenities with easy access to commuter routes. Constructed only a few years ago, the high quality finish and great location make this property outstanding value for money and an ideal choice for those thinking of getting on the property ladder, or for those looking to downsize and enjoy a comfortable lifestyle without compromising on facilities.

The apartment comprises a spacious entrance hall, a bright living room with dining space open plan to a modern kitchen with range of units, two well-proportioned bedrooms, the master benefiting from an en-suite shower room, and a contemporary bathroom with three piece white suite.

Cotton Hall is a popular and exclusive gated development off the Clandeboye Road in Bangor and is very conveniently placed for residents commuting to Belfast. There are bus and rail links within walking distance and easy access to the road network for journeys to the city centre and beyond. This really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

Communal entrance hall

Front door to...

ENTRANCE HALL: Laminate wooden flooring. Large storage cupboard.

LIVING ROOM: (5.54m x 3.87m) Laminate wooden flooring. Dining space. Open plan to...

KITCHEN: (3.09m x 2.32m) Excellent range of high and low level grey units, marble effect work surfaces, 1 ¼ bowl stainless steel sink unit with mixer tap, 4 ring gas hob, built-in under counter single oven, stainless steel extractor unit,

integrated fridge/freezer, integrated washer/dryer. Part tiled walls, tiled floor.

BEDROOM (1): (3.41m x 3.14m)

ENSUITE SHOWER ROOM: Contemporary three piece white suite comprising large fully tiled shower enclosure with plumbed shower unit, floating wash hand basin and low flush WC. Extractor fan. Tiled floor.

BEDROOM (2): (3.51m x 3.14m)

BATHROOM: Contemporary three piece white suite comprising panelled bath, floating wash hand basin

and low flush WC. Heated towel rail. Part tiled walls, tiled floor. Extractor fan.

OUTSIDE

Allocated parking.



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