



7 Dufferin Square, Bangor, County Down, BT20 3FD

**Offers around £120,000**

 **Reeds Rains**

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## 7 Dufferin Square, Bangor, County Down, BT20 3FD

**Asking Price: £120,000**

EPC Rating: E

### Description

Located just a short stroll from Bangor Marina, coastal walks and the bus and rail stations , this first floor apartment must be viewed to be fully appreciated.

The property offers 2 well proportioned bedrooms, bathroom with white suite and fitted kitchen. The lounge leads directly onto a south facing balcony, ideal for entertaining or Al fresco dining. There is a floored attic room , ideal for further conversion subject to statutory approval and a communal courtyard . Ideal for first time buyers or investors alike this property would be perfect for the growing Airbnb market also.

### Entrance

Secure entrance via courtyard from Dufferin Square car park.  
Steps to Front Door.

### Kitchen

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, , built in oven and 4 ring gas hob, extractor fan and canopy, part tiled walls, laminate wooden floor, underfloor heating, gas boiler. Access to lounge.

### Lounge

11'1" x 10'1" (3.38m x 3.07m)  
Underfloor heating. uPVC Double French Doors to Mediterranean style Balcony. with space for dining table / entertaining. . The Balcony is South facing - ideal for Al fresco dining.

### Inner Hallway

Velux windows resulting in a bright and airy apartment. Laminate wood flooring. Also - access to floored attic room.

### Attic Room

14 x 9  
Velux window, laminate wood flooring. This is a fantastic attic room and offers additional accommodation - ideal as a home office / hobbies room. Or could provide further bedroom accommodation - subject to obtaining all statutory approvals.

### Bedroom 1

16'3" x 11'6" (4.95m x 3.5m)  
Laminate wood flooring, underfloor heating. From both windows offering superb sea glimpses over Bangor Marina and beyond.

### Bedroom 2

10'11" x 10 (3.33m x 10)  
Laminate wood flooring, underfloor heating. Views over the entrance and stairwell.

### Bathroom

White bathroom suite comprising panelled bath with telephone hand shower, semi pedestal wash hand basin and WC, large mirror, ceramic tiled floor.

### Outside

Communal private rear courtyard - ideal for summer BBQs. Low maintenance Mediterranean styled courtyard in mature plants and trees.

### Location

Travelling along Dufferin Avenue from the Gray's Hill roundabout turn right into the Dufferin Square Car park. In the car park turn right and head for the right hand corner and the Apartment is accessed via the black courtyard door.

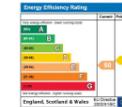
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Floorplan Clause  
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