



Clifton Gate is a small and unique complex and we are pleased to present number 6 to the open market. The townhouse enjoys a modern and contemporary living environment which can only be enjoyed and appreciated on entering this fine home. The modern living requirements and perhaps most importantly the address as this gives a superb choice to those who are looking for convenient living as the location is super.

The property has many interesting architectural features include balcony from the first floor, roof terrace to the front from the master bedroom which enjoys excellent views over Bangor Marina, Belfast Lough & beyond while externally a covered car parking space and a private rear garden. Internally the property is well designed and enjoys an entertainment sized kitchen, living and dining room with three spacious bedrooms over the upper floors.

Early viewing is a must to avoid disappointment due to the convenient location to the town centre, Ballyholme Bay for the water enthusiast and for commuting to Belfast & beyond by road or rail.

Offers Around  
£245,000

6 Clifton Gate,  
Clifton Road,  
Bangor,  
BT20 5DZ

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Viewing by  
appointment  
through agent  
028 9042 4747



- Contemporary Town House enjoying a Superb Location
- Excellent Standard of Finish Throughout
- Ground Floor Cloaks and Separate Utility/Laundry Room
- Entertainment Sized Kitchen/Living/ Dining
- First Floor Decked Balcony
- Three Bedrooms over the Upper Levels, Principal Room with Ensuite & Roof Terrace
- White Bathroom Suite
- Gas Heating / Double Glazed Windows
- Covered Parking Space & Additional Parking Space
- Enclosed Rear Garden offering Low Maintenance Living, Scandinavian BBQ Hut
- Superb Location with Everything at your Doorstep

The Property Comprises:

### Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Ceramic tiled floor. uPVC door to enclosed rear garden.

CLOAKROOM: Low flush wc, pedestal wash hand basin, Baxi gas fired boiler, ceramic tiled floor, extractor fan.



UTILITY ROOM: 7' 10" x 6' 4" (2.39m x 1.93m) Plumbed for washing machine, laminate wood floor.

### First Floor

KITCHEN/LIVING/DINING: 22' 0" x 14' 0" (6.71m x 4.27m) White high gloss kitchen with excellent range of high and low level units, AEG four ring hob and oven, Smeg extractor fan and canopy, integrated fridge freezer, ceramic sink unit with mixer tap, plumbed for dishwasher, feature radiator. Casual dining area, double doors to Juliette balcony. Living area with laminate wood floor.





From hallway uPVC door to decked balcony.

Second Floor

BEDROOM (2): 14' 7" x 11' 3" (4.44m x 3.43m) Range of built-in robes.



BATHROOM: White suite comprising panelled bath with mixer tap and thermostatic shower unit, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, extractor fan.



LINEN CUPBOARD:

BEDROOM (3): 10' 2" x 7' 2" (3.1m x 2.18m)



PRINCIPAL BEDROOM: 14' 7" x 11' 4" (4.44m x 3.45m) Velux window, laminate wood floor to ceiling door to decked balcony, excellent views over Belfast Lough and beyond.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor, Velux window, storage into eaves, LED lights, extractor fan.

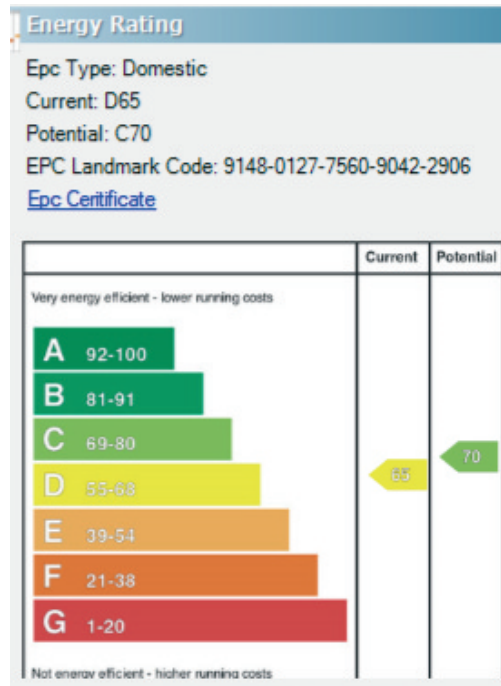


## Outside

Brick pavior parking space. Covered carport. Additional parking space to the front. Enclosed rear low maintenance garden in brick paviors. Scandinavian barbecue hut - seats 10 people - ideal for entertaining throughout the year.







Management company: Charterhouse

Service Charge: £700 per annum

Location:

Travelling up High Street, turn left into Clifton Road & Clifton Gate is on the right hand side.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

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