



69 High Street, Bangor, County Down, BT20 5BD
Tel: 028 9147 9797
Email: info@fetherstons.com
Web: www.fetherstons.com

**Apartment 1 Rockville,
70 Princetown Road,
BT20 3TD**
Offers In Excess Of £395,000

APARTMENT 1 ROCKVILLE, 70 PRINCETOWN ROAD, BT20 3TD

- Spacious duplex apartment with stunning views over the Marina and Belfast Lough
- A prime location providing easy access to the city centre, transport links and the coastal path
- Two / three bedrooms
- Formal lounge with sea views
- Spacious kitchen / dining area
- Family bathroom and cloak room
- Private balcony and patio area
- Residents parking and private garage
- Gas fired central heating and double glazed windows
- Must be viewed to be fully appreciated

Property Description

The fabulous duplex apartment enjoys an envious position overlooking Bangor Marina and Belfast Lough. The spacious and flexible accommodation extends to around 1500 sq. ft. and the apartment shares plenty of natural light with its high ceilings and large picture windows. The formal lounge features an open fireplace and access to a private balcony. The formal dining room could also be utilised as a third bedroom or home office. Viewers will appreciate the large open plan kitchen / dining area with high gloss units and integrated appliances. The internal staircase provides access to a lower ground floor which features a master bedroom, second bedroom and a family bathroom with additional shower. The patio and communal gardens can be accessed from the master bedroom.

Other benefits include gas fired central heating, double glazed windows and a cloak room. Outside you'll find residents parking, a private garage, communal gardens and resident's access to the coastal path.

Appealing to a variety of buyers, this is a prime location within walking distance to the city centre, transport links and the wonderful coastal path is on your doorstep. Rarely do these apartments present themselves onto the open market and we would strongly suggest an internal inspection to fully appreciate all that is on offer.







Property Comprise

COMMUNAL ENTRANCE

Intercom system and mail boxes.

ENTRANCE HALL

Stairs and stair lift access to lower ground floor; built-in cloaks cupboard; recessed spotlights.

FORMAL LOUNGE 19' 3" into bay window x 17' 8" (5.87m x 5.38m)

Fabulous views over the Marina and Belfast Lough; feature open fireplace; access to private balcony; two double panel radiators.

DINING ROOM / HOME OFFICE / BEDROOM 3 12' 0" x 8' 5" (3.66m x 2.57m)

Fabulous views over the Marina and Belfast Lough; double panel radiator.





SPACIOUS KITCHEN / DINING AREA 18' 1" x 16' 6" (5.51m x 5.03m)

Excellent range of high and low level units with drawers and complementary work surfaces; four ring ceramic electric hob and integrated double oven; integrated microwave; integrated dishwasher; integrated washing machine; integrated fridge / freezer; sink unit and side drainer; two vertical radiators; recessed spotlights.

CLOAK ROOM

White suite comprising of a low flush WC and pedestal wash hand basin.

LOWER LANDING

Under stairs storage cupboard; built-in mirrored cupboard; single panel radiator.





MASTER BEDROOM 19' 0" into bay x 16' 1" (5.79m x 4.9m)

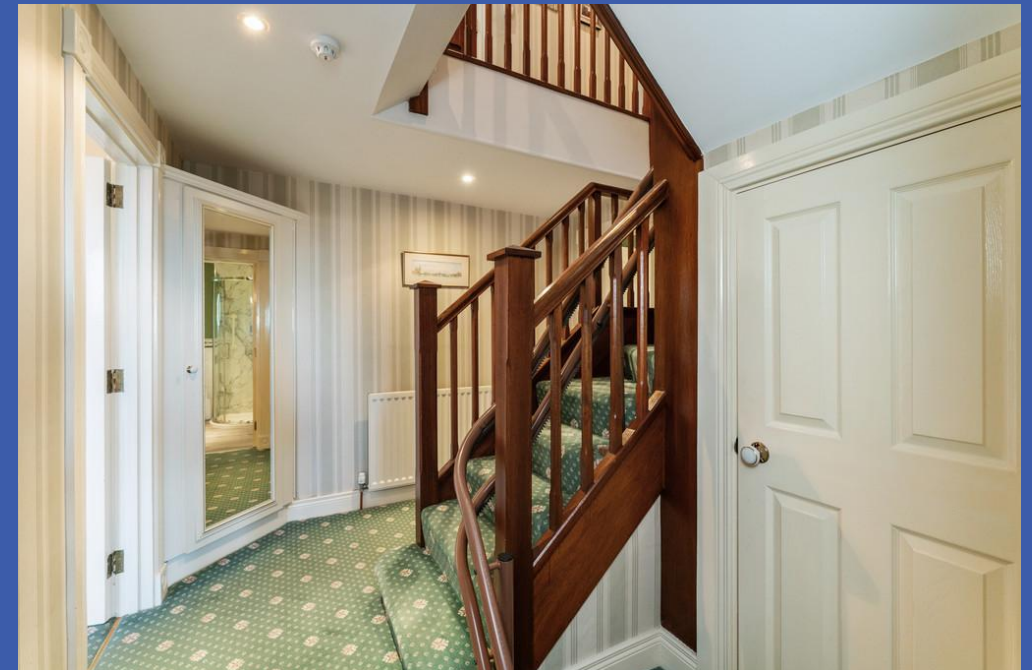
Built-in wardrobe; double panel radiator; access to patio area and communal front garden.

BEDROOM 2 12' 3" max x 12' 1" (3.73m x 3.68m)

Built-in wardrobe; double panel radiator.

BATHROOM

White suite comprising corner panelled bath; corner shower cubicle with thermostatic shower; dual flush WC; vanity sink unit; heated towel rail; recessed spotlights; extractor fan.



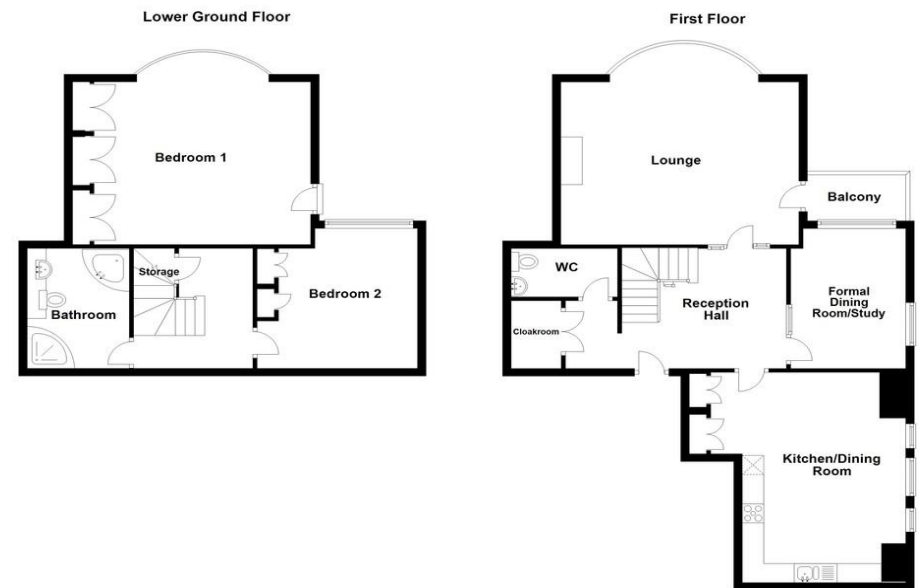






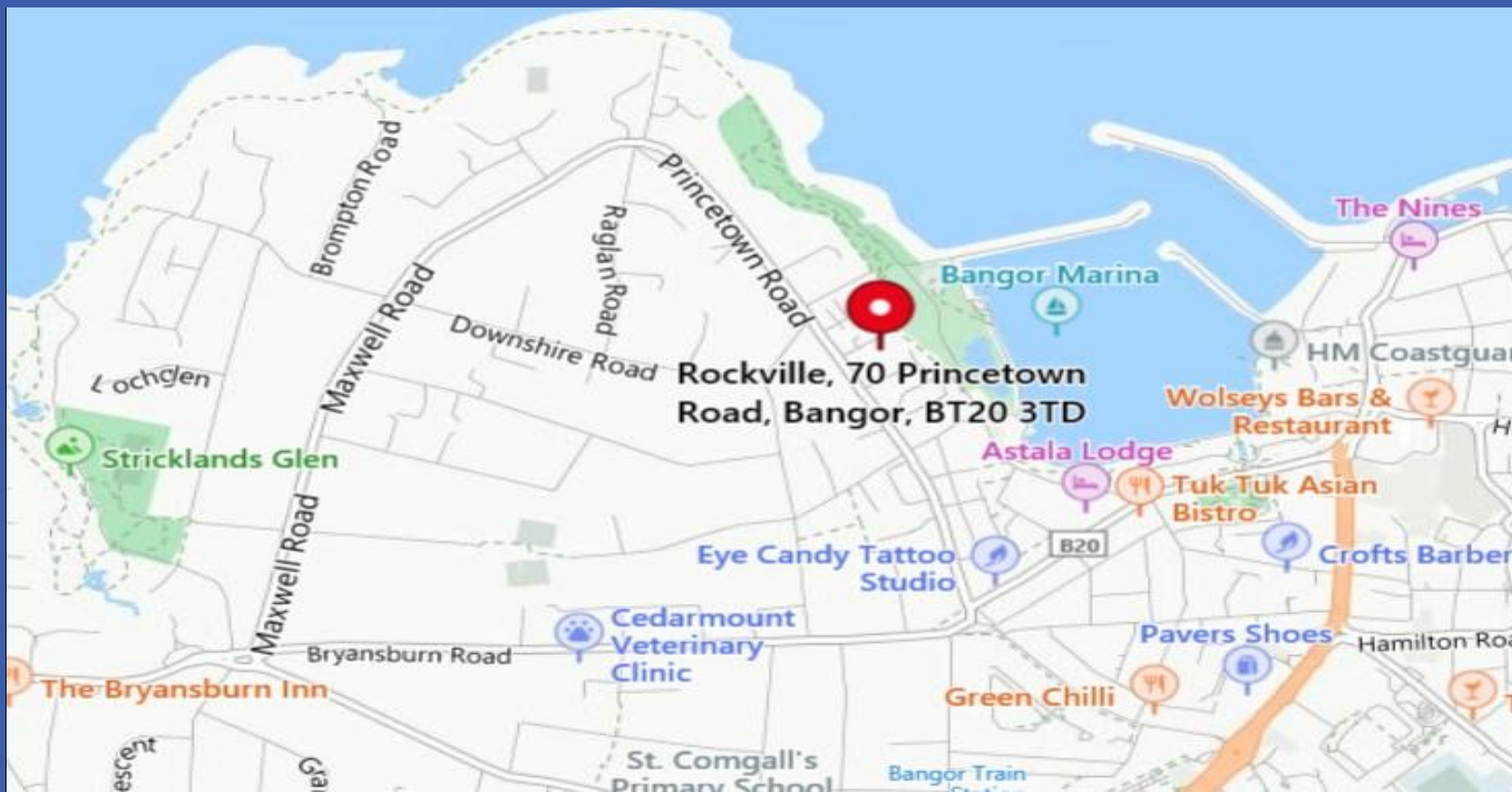
OUTSIDE

Residents parking and private garage. Communal gardens with private access to the coastal path.



Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

Apt 1, Rockville, 70 Princetown Road, Bangor



Directions:

Please see Map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/ or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.