



69 LINEN CRESCENT

Bangor, BT19 7JW

Offers around **£139,950**



FIRST FLOOR DUPLEX APARTMENT | 2 Beds | 1 Bath | 1 WC

We are delighted to bring to the market 69 Linen Crescent, Bangor - a superb duplex apartment offering contemporary, low-maintenance living in a highly sought-after residential development.

KEY FEATURES

- Immaculately Presented Duplex Apartment in Popular Development on the Outskirts of Bangor City Centre
- Flexible Accommodation Evenly Distributed Over Two Levels
- Living Room with Casual Dining Open Plan to Kitchen
- Two Well Proportioned Bedrooms
- Additional WC
- Bathroom with Three Piece White Suite
- Gas Fired Central Heating and uPVC Double Glazed Windows
- Ample Resident and Visitor Parking
- Requiring Little Left to Do But Simply Move your Furniture in and Enjoy
- Wide Range Appeal to a Host of Potential Purchasers
- Early Viewing Strongly Recommended to Fully Appreciate all that is on offer

ROOM DETAILS

Ground Floor

- Entrance Porch
- Open Plan Kitchen and Living Area 14'9" x 17'2"
- WC

First Floor

- Landing
- Bedroom One 9'8" x 11'5"
- Bedroom Two 11'3" x 6'8"
- Bathroom

Outside

- Allocated Car Parking Space



DIRECTIONS

Follow the Balloo Road, take a left onto Rathgill Parade. At the Roundabout take the Second Exit onto Linen Road. Take the first left turn onto Linen Crescent and number 69 will be on the left hand side.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	80	80
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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