



Flat 3, 109 Shaftesbury Road,  
Bangor, BT20 3GN

**Asking Price: £140,000**

 **Reeds Rains**

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Asking Price: £140,000 To be advised

Council Tax Band:

EPC Rating: B82

### Description

This well presented 2 bedroom apartment offers ease of access to Belfast via arterial routes and Bangor West halt is a 2 minute walk away making this an ideal base for commuters to Belfast.

The accommodation comprises of a through living/Kitchen space with access to a fully enclosed private garden, as well as 2 bedrooms, family bathroom and utility room. Externally there is 1 allocated car parking space for the property with additional visitors parking also available.

### Ground Floor

Communal entrance hall.

### Entrance Hall

Laminate wooden flooring, recessed spotlights.

### Utility Room

8'7" x 4'9" (2.62m x 1.45m)

Plumbed for washing machine, gas fired boiler, ceramic tiled flooring.

### Living Room

15'6" x 13'9" (4.72m x 4.2m)

Hard wood double glazed door to rear garden.

Open plan to:

### Kitchen/Diner

11'10" x 7'5" (3.6m x 2.26m)

Excellent range of high and low level unites, granite effect work surfaces, single drainer 1.5 stainless steel sink unit with mixer tap, 4 ring ceramic hob, built-in under counter single oven, stainless steel splash back and chimney extractor fan, integrated microwave, integrated fridge/freezer, recessed spotlights, ceramic

tiled floor, casual dining area.

### Bedroom 1

13'6" x 10'5" (4.11m x 3.18m)

### Bedroom 2

9'5" x 8'8" (2.87m x 2.64m)

### Bathroom

9'2" x 8'10" (2.8m x 2.7m)

Contemporary white suite comprising: panelled bath with thermostatically controlled shower unit, dual flush WC, vanity unit with mixer taps, ceramic tiled floor, recessed spotlights, part tiled walls.

### Outside

Allocated and visitors parking, fully enclosed and private garden, laid in lawn with decking area, outdoor tap and light.

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 70.1 m<sup>2</sup> (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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