



47 BALMORAL SQUARE

Bangor BT19 7XL

- Ground Floor Apartment
- 2 Bedrooms (Ensuite)
- Spacious Lounge
- Phoenix Gas Heating System
- uPVC Double Glazing
- Maple Kitchen
- White Bathroom Suite

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £125,000

47 Balmoral Square

, Bangor, BT19 7XL



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Laminated wood floor.

LOUNGE

17'11" x 15'5" (5.46m x 4.70m)

Laminated wood floor. TV point.

KITCHEN

9'8" x 7'9" (2.95m x 2.36m)

Range of oak effect high and low level cupboards and drawers with roll edge work surfaces. Built-in stainless steel 4 ring gas hob and oven under. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit

with mixer taps. Plumbed for washing machine. Part tiled walls. Laminated wood floor.

BEDROOM 1

11'3" x 10'5" (3.43m x 3.18m)

uPVC double glazed French doors leading to rear. Laminate wood floor.

ENSUITE

Comprising: Corner shower with Briston Thermostatic shower. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

BEDROOM 2

13'5" x 11'3" (4.09m x 3.43m)

Laminated wood floor.

BATHROOM

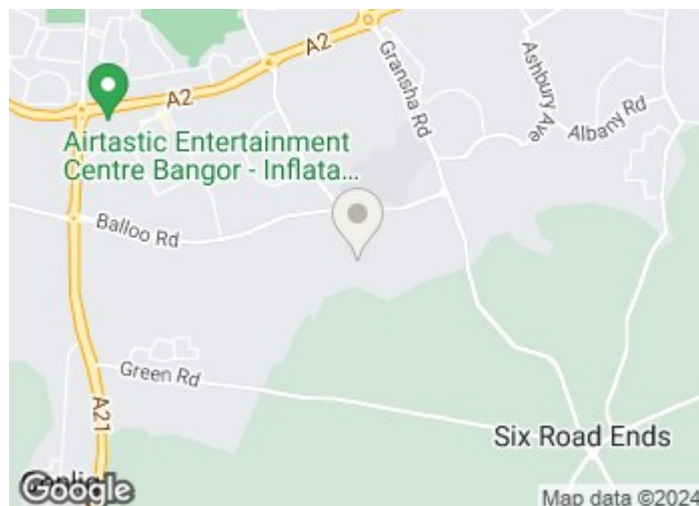
White suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Built-in extractor fan.

OUTSIDE

Communal gardens and car parking.

MANAGEMENT FEE

Approximately £75.00 per month.



Directions



Floor Plan



47 Balmoral Square, BANGOR, BT19 7XL



Total Area: 74.3 m² ... 800 ft²

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	77		

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