


83A Shaftesbury Road, Bangor,  
County Down, BT20 3GB

**Asking Price: £125,000**

 **Reeds Rains**

reedsrains.co.uk



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EPC Rating: C

### Description

We are delighted to welcome to the market this chain free modern apartment located in the ever popular Shaftesbury development, located close to Bangor centre and road and rail networks to Belfast. The accommodation consists of a lounge open plan to a fitted kitchen, two well proportioned bedrooms, and a bathroom with a white suite. Outside you have an enclosed rear garden and a car parking space with additional visitors parking. This property is an opportunity not to be missed by first-time buyers and investors alike.

### Reception Hall

Hardwood double glazed front door, twin built in storage cupboards.

### Kitchen / Dining / Living

20'6" x 15'6" (6.25m x 4.72m)  
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, cooker space, stainless steel chimney extractor fan, plumbed for washing machine, gas fired boiler, laminate wooden floor. Open plan to living / dining area with outlook over the rear garden.

### Bedroom 1

11'11" x 10'8" (3.63m x 3.25m)

### Bedroom 2

11'11" x 9'7" (3.63m x 2.92m)

### Bathroom

White suite comprising: Panelled bath with mixer taps and telephone hand shower, semi pedestal wash hand basin, dual flush WC, part

tiled walls.

### Outside

Allocated car parking and additional visitors parking to the rear.

### Garden

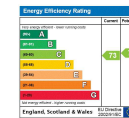
Garden area to the rear in lawns and loose pebbled walkways.

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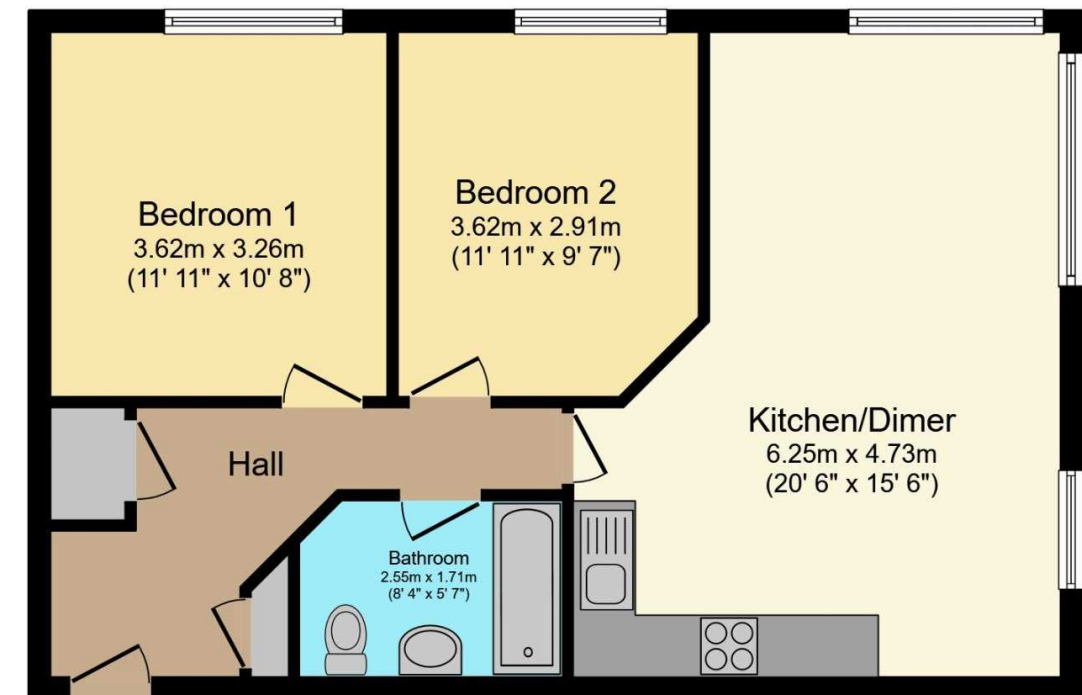
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
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 60.9 sq.m. (656 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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