



Clifdene is a purpose built complex of ten apartments situated on Bangor seafront with wonderful panoramic lough views and its ever changing nautical traffic. With secure ground floor garaging and private direct lift access from the entrance foyer this superb first floor apartment is one of the finest examples of convenient and carefree apartment living.

The excellent accommodation is designed to maximise the stunning lough views which can be enjoyed from the principal rooms. A bright spacious lounge open plan to the luxury kitchen which also accommodates a formal dining area. Two generous bedrooms, principal bedroom with an ensuite shower room and luxury bathroom. Additional useful areas include a utility/laundry store and a dressing room.

The property is located five minutes walk from the town centre and marina and a short distance from Royal Ulster and Ballyholme Yacht Clubs making it a prime address for those of the sailing fraternity. This is an excellent opportunity to acquire a seafront home with magnificent views and secure accommodation to match.

Offers Over  
£369,950

Apt 3 Clifdene,  
82-84 Seacliff Road,  
BANGOR,  
BT20 5EZ

Viewing by  
appointment  
through agent  
028 9042 4747



- Superb First Floor Apartment - Panoramic Lough Views
- Excellent Standard of Decor Throughout
- Lounge with Media Wall and Contemporary Wall Mounted Fire
- Luxury Kitchen with Full Range of Integrated Appliances
- Dining Area with Built in Bench Seating and Quartz Table
- Utility/Laundry Room
- Two Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Luxury Contemporary Bathroom
- Bedroom 3 currently used as Dressing Room with Full Range of Built in Robes
- Upvc Double Glazed Windows / Electric Heating
- Communal Sun Terrace Ideal for Capturing the Sun Throughout the Day
- Covered Parking with Residents Forecourt Parking
- Management Charge : Approx £150 per month

The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL: Composite front door. Lift and stairs to . . .

First Floor

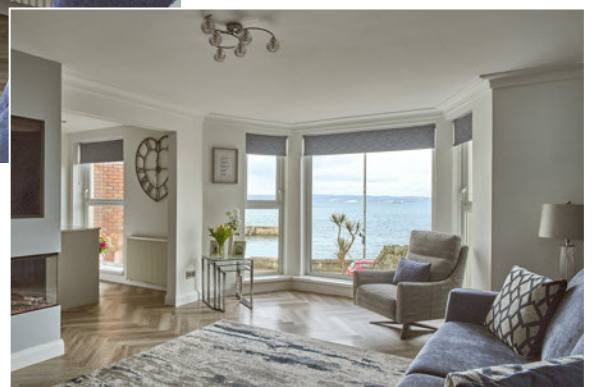
Hardwood front door to . . .

ENTRANCE HALL: Luxury vinyl flooring in tongue and groove herringbone, cloaks cupboard, part panelled walls.



LINEN CUPBOARD: Warmflow pressurised water system, built-in shelving.

LOUNGE: 19' 5" x 13' 2" (5.92m x 4.01m) (into bay). Cornice ceiling, media wall with remote control electric fire, luxury vinyl flooring in tongue and groove herringbone, panoramic lough views.



LUXURY GREY KITCHEN: 17' 6" x 9' 0" (5.33m x 2.74m) Excellent range of high and low level units, quartz work surfaces, Franke 1.5 bowl ceramic sink unit with mixer tap, Indesit dishwasher, two Hotpoint ovens, integrated fridge freezer, island unit with breakfast bar, LED lighting, panoramic lough views, luxury vinyl flooring in tongue and groove herringbone,



DINING ROOM: 9' 5" x 9' 0" (2.87m x 2.74m) Built-in bench seating, built-in quartz table, LED lighting, panoramic lough views.



BATHROOM: Luxury contemporary bathroom comprising free standing bath with mixer tap, wash stand with drawers below, low flush wc, ceramic tiled floor, fully tiled walls, LED lights, touch mirror.

UTILITY ROOM: 7' 7" x 6' 8" (2.31m x 2.03m) Further range of units, laminate work surfaces, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer.



PRINCIPAL BEDROOM: 14' 11" x 11' 5" (4.55m x 3.48m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, contemporary wash stand, low flush wc, luxury vinyl flooring, PVC wall panelling, Mylek wall mounted heater.



BEDROOM (3)/CURRENTLY USED AS DRESSING ROOM: 9' 7" x 9' 0" (2.92m x 2.74m) Full range of built-in robes.



BEDROOM (2): 13' 11" x 12' 6" (4.24m x 3.81m) Laminate wood floor, wall to wall range of built-in robes with sliding mirrored doors. Door to outside.



Outside

Covered garage with residents parking, forecourt parking for guests. Communal terrace ideal for capturing the sun throughout the day. Bin storage area.





Management company

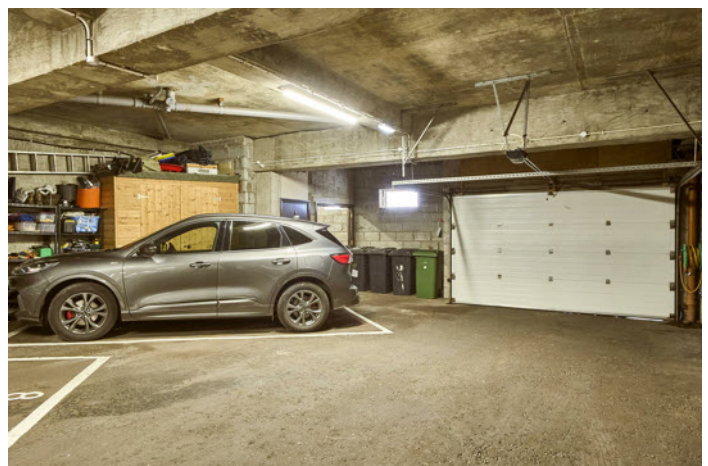
Westthorpe Management Company.

Service Charge

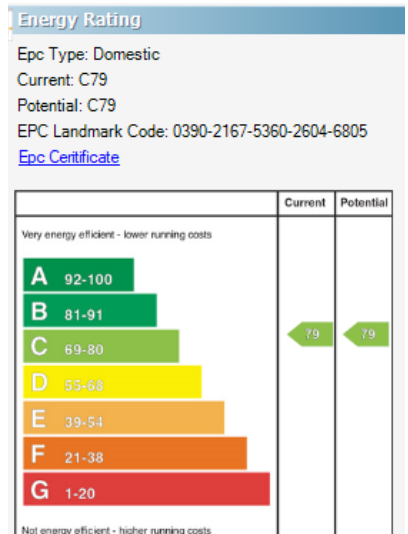
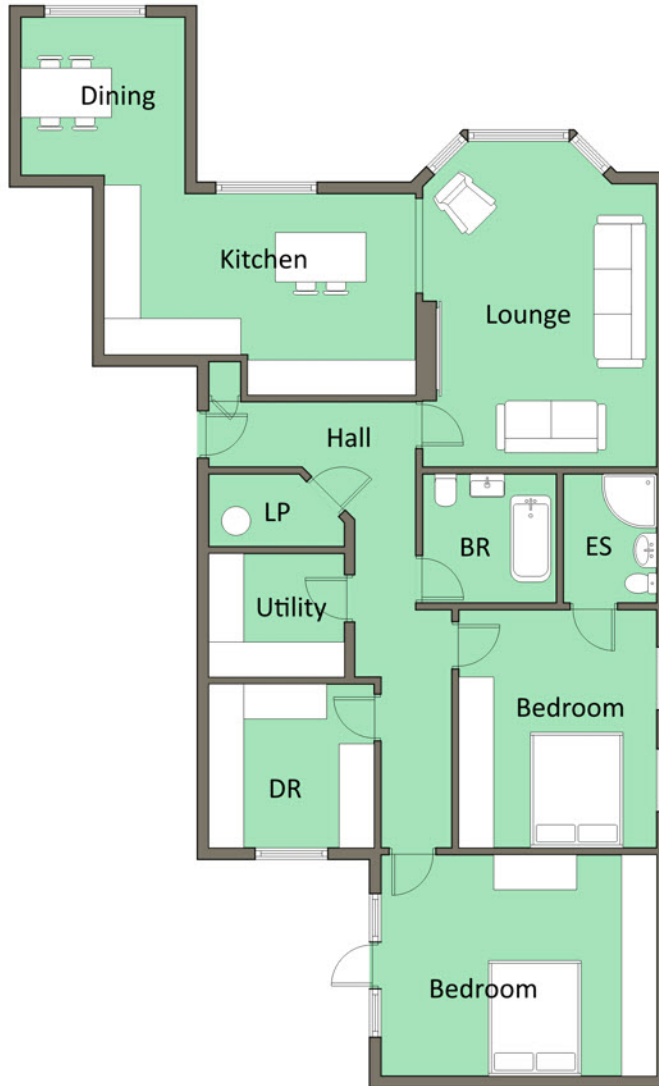
£150 per month. Rates approximately £170 per month.

Location:

A the traffic lights a the bottom of Main Street bear right and continue straight on past entrance to the Marina, Seacliff Road starts at the mini roundabout continue on to find Clifdene on right hand side.



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