

5 Dufferin Square, Bangor, County Down, BT20 3FD

Asking Price: £135,000

Reeds Rains

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EPC Rating: C

### Description

This beautifully presented apartment is located in the heart of Bangor City centre just a short stroll from the bus and rail stations, Bangor Marina and coastal walks.

The property is ideal for first-time buyers, downsizers, or investors alike and is currently used as an Airbnb given its prime location.

The property offers 2 well-proportioned bedrooms, a wet room, and a modern fitted kitchen open plan to the living room. The property is also fully double glazed and benefits from underfloor gas heating. Externally there is a brick-paved courtyard shared with the first floor apartment as well as a private covered terrace for the exclusive use of this apartment.

Sold with no onward chain early viewing is highly recommended.

### Entrance

uPVC double glazed front door.

### Kitchen / Living Room

20'6" z 11'2" (6.25m z 3.4m)

Laminate wooden floor, recessed spotlights, open plan to kitchen. Single drainer ceramic sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, chimney extractor fan, integrated microwave, plumbed for washing machine, part tiled walls, laminate wooden floor, gas boiler, casual dining area.

### Inner Hall

Laminate wooden floor, part panelled walls.

### Bedroom 1

16'2" x 11'11" (4.93m x 3.63m)

Laminate wooden floor, part panelled walls.

### Bedroom 2

10'10" x 9'11" (3.3m x 3.02m)

Laminate wooden floor.

### Wet room

White suite comprising: Walk-in shower with thermostatically controlled shower unit, semi pedestal wash hand basin, close coupled WC with dual flush, fully tiled walls, ceramic tiled floor, recessed spotlights.

### Outside

Communal courtyard with brick paved patio and mature planting.

Covered terrace with recessed spotlights, outside tap and light.

### Management Company

A management company has been established to service 3 apartments at Dufferin square.

### Location

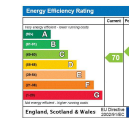
Traveling along Dufferin Avenue from the Gray's Hill roundabout turn right into the Dufferin Square Car park. In the car park turn right and head for the right hand corner and the Apartment is accessed via the black courtyard door.

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



For full EPC please contact the branch.



Total floor area 66.2 m<sup>2</sup> (713 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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