



Located in this most prestigious residential address, we are delighted to offer for sale this bright and spacious second floor apartment with lift access.

The internal accommodation comprises spacious lounge, separate modern kitchen, two double bedrooms – principal room with ensuite shower room, separate bathroom, while externally there are resident parking facilities.

Offering ease of access to Bangor Town Centre, local bus, train and commuter routes for those travelling to Newtownards and Belfast and of course those delightful coastal walks are a short stroll away.

Early viewing is strongly recommended to fully appreciate all that is on offer.

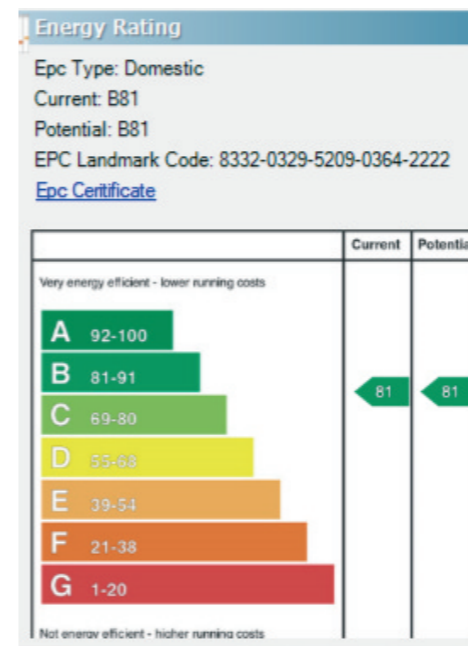
Offers Around  
£195,000

Apt 6 Laurel Villas,  
43 Ranfurly Avenue,  
Bangor,  
BT20 3SJ

Viewing by  
appointment with  
& through agent  
028 9042 4747

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700

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Apt 6 Laurel Villas,  
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Bangor, BT20 3SJ

## Property Features

Spacious Second Floor Apartment in this Most Prestigious Residential Location

2 Double Bedrooms - Principal Bedroom with Ensuite Shower Room

Spacious Lounge / Dining Room

Separate Modern Kitchen with range of Built in Appliances

Phoenix Gas Central Heating

uPVC Double Glazing

Bathroom with White Suite

Lift Access to All Floors

Resident Parking

Management Charge - £408.85 per quarter

## Location:

Ranfurly Avenue runs between Maxwell Road and Farnham Road off the Bryansburn Road.

## Property Comprises

### Ground Floor

COMMUNAL ENTRANCE: Lift and staircase to:-

### Second Floor

ENTRANCE HALL: Intercom entry system, storage cupboard, cupboard with washing machine, gas fired boiler.

LOUNGE: 17' 9" x 16' 5" (5.41m x 5m) Into bay.

KITCHEN: 10' 8" x 7' 8" (3.25m x 2.34m) One and a quarter bowl single drainer stainless steel sink unit with mixer tap, range of high and low level units, Formica round edge work surfaces, built-in under oven, 4-ring gas hob, stainless steel extractor with glass canopy, integrated fridge freezer, integrated dishwasher, recessed down lighting, tiled walls, ceramic tiled floor.

BEDROOM (1): 15' 0" x 10' 9" (4.57m x 3.28m) At widest points.

ENSUITE SHOWER ROOM: White suite comprising fully tiled quadrant shower cubicle with mains shower, pedestal wash hand basin with mixer tap, wc with concealed cistern, towel radiator, fully tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (2): 14' 8" x 11' 7" (4.47m x 3.53m)

BATHROOM: White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, wc with concealed cistern, towel radiator, recessed down lighting, fully tiled walls, ceramic tiled floor, extractor fan.

### Outside

Resident parking.

