



OFFERS AROUND

£129,950

3 Stanley Mews

Bangor

BT20 5BH



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

Charming Two Bedroom Duplex in Prime Town Centre Location Offering Modern Open Plan Living with Private Balcony and Off Street Parking

Welcome to this charming first floor duplex apartment in the heart of the city! Perfectly situated for easy access to local amenities, this property boasts a modern open-plan living area that seamlessly integrates with a stylish kitchen. Enjoy relaxing or entertaining

on the private balcony, which extends from the living space. With two cosy bedrooms and recently installed gas heating, you'll stay comfortable year round. The double glazed windows ensure peace and quiet, enhancing your living experience. The

convenience of off street parking adds an extra layer of ease. Whether you're a busy professional or a small family, this well appointed apartment offers both comfort and convenience in a prime location. Don't miss out on this fantastic opportunity to live in a modern and well connected home!





PROPERTY FEATURES



- First Floor Duplex Apartment In Central City Centre Location
- Spiral Staircase Leading To Open Plan Kitchen/Living Room With Access To Private Balcony
- Two Bedrooms On First Floor
- Main Bathroom On First Floor And Convenient WC Located On Second Floor
- Recently Installed Gas Fired Central Heating And uPVC Double Glazed Windows
- Off Street Parking
- Sought After Location Just A Short Stroll To The Marina And Local Amenities
- Chain Free Property



THIS PROPERTY COMPRISES

Hallway

11'8" x 6'9"

Hardwood front door, wood laminate floor, feature spiral staircase.

Bedroom 1

15'2" x 14'3"

Wood laminate floor

Bedroom 2

10'8" x 8'10"

Wood laminate floor

Bathroom

7'9" x 5'7"

Suite comprising of shower cubicle with sliding glass door, pedestal wash hand basin, low flush WC, fully tiled walls, vinyl floor, extractor fan.

Open Plan Kitchen/ Living Room

20'1" x 18'11"

Range of high and low level units, laminate worktops, stainless steel sink unit with drainer and mixer tap, space for freestanding oven and hob, stainless steel extractor fan, space for freestanding fridge freezer, plumbed for washing machine, breakfast bar, wood laminate floor, recessed spotlights, door leading out to balcony area.

Landing

9'9" x 4'6"

Leads to WC and storage cupboard

WC

8'6" x 5'7"

Comprising of pedestal wash hand basin, low flush WC, wood laminate floor, extractor fan

Storage

5'9" x 2'5"

Outside

Off street parking

Directions

Located off Holborn Avenue

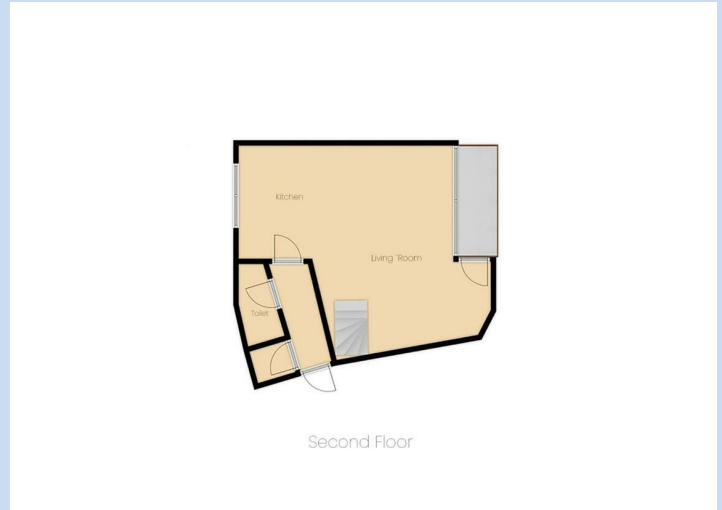
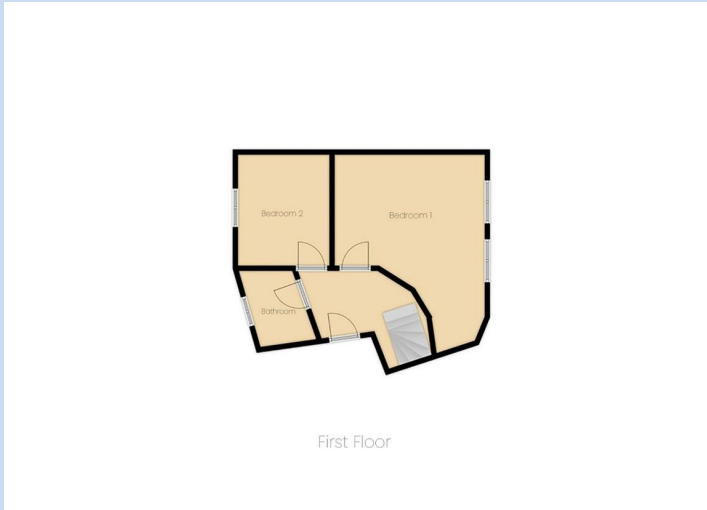
REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold

Management fees - Understood to £1140 per annum

Rates - Understood to be approximately £845 per annum

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	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	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE
7a The Square, Comber BT23 5DX

T. 028 9147 9393
T. 028 9140 4100

info@pinkertonsni.com

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