



## 5 / 5A STANLEY MEWS

Bangor BT20 5BH

- Investment Opportunity
- Terrace Presently In Two Apartments
- 2 Bedroom Duplex Apartment
- 1 Bedroom Ground Floor Apartment
- Phoenix Gas Heating System
- uPVC Double Glazing
- White Sanitary Ware
- Central Location
- Fully Let

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**Offers Over £165,000**

# 5 / 5A Stanley Mews

, Bangor, BT20 5BH



## ACCOMMODATION FOR NO. 5 (1st Floor)

Entrance door into ...

### ENTRANCE HALL

### KITCHEN

14'11" x 9'8" (4.55m x 2.95m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built-in ceramic 4 ring hob and oven under. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and dishwasher. uPVC double glazed French doors leading to balcony.

### BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone shower unit. Pedestal wash hand basin. W.C. Part tiled walls. Slate effect laminated wood floor.

### BEDROOM 2

9'9" x 8'10" (2.97m x 2.69m)

Built-in storage cupboard.

### STAIRS TO LANDING

Double glazed Velux window.

### LOUNGE

14'10" x 9'7" (4.52m x 2.92m)

Double glazed Velux window.

### BEDROOM 1

14'11" x 9'9" (4.55m x 2.97m)

## ACCOMMODATION FOR NO. 5A (Ground Floor)

### LOUNGE/KITCHEN

14'11" x 13'3" (4.55m x 4.04m)

Range of cream high and low level cupboards and drawer with roll edge work surfaces. Built-in 4 ring ceramic hob and oven under. Extractor canopy

with integrated fan and light. Plumbed for washing machine. Part tiled walls.

### INNER HALL

### BEDROOM 1

12'7" x 7'5" (3.84m x 2.26m)

### BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Creda electric shower. Wash hand basin with mixer taps. W.C. Part tiled walls. Built-in extractor fan.

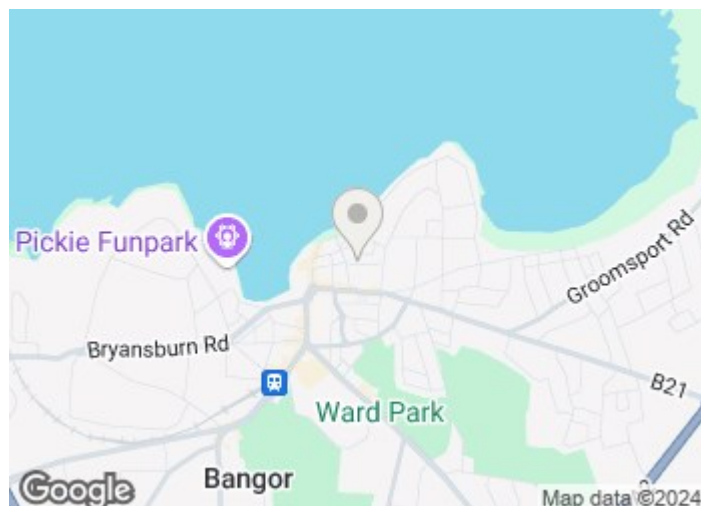
### REAR

Tap.

### OTHER INFORMATION

No 5 EPC 77/79 Certificate 9376-0722-0626-9706-7325

No 5a EPC 74/75 Certificate 0463-2998-0626-9706-7325



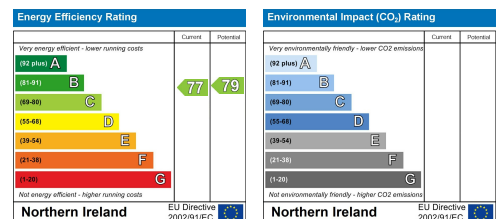
## Directions





# Floor Plan

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