



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	79
Northern Ireland		EU Directive 2002/91/EC

Offers Over £175,000

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.

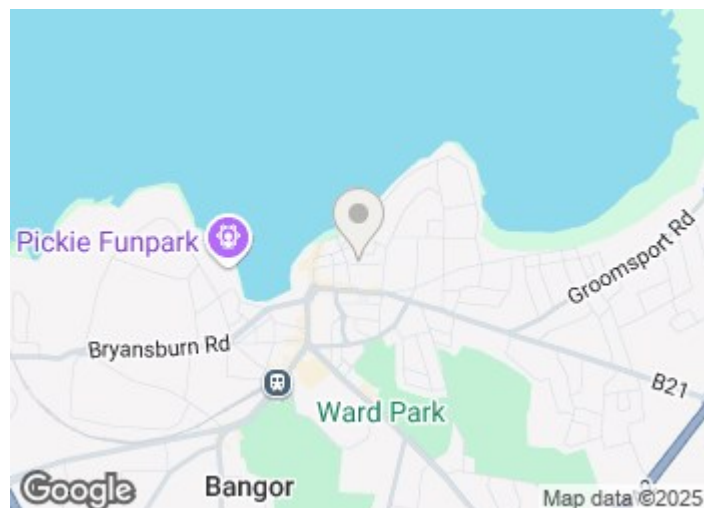
REAR

Tap.

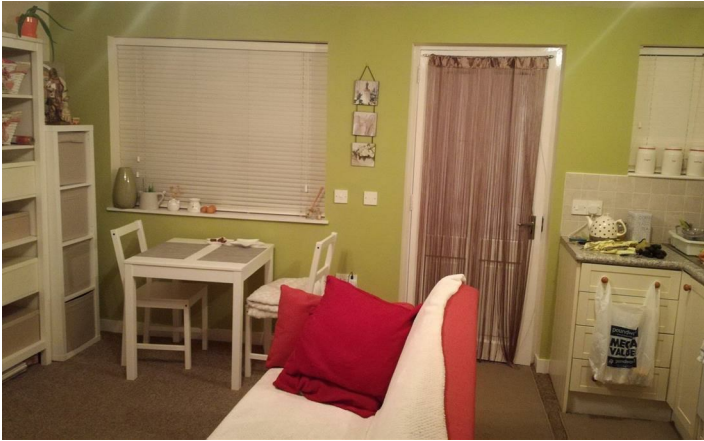
OTHER INFORMATION

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

