



This extremely well presented ground floor apartment is located within a popular and very convenient location, just a stone's throw from Bloomfield Shopping Centre, walking distance of renowned schools and the main arterial routes for commuting to Newtownards, Belfast and beyond.

The apartment is presented to an extremely high standard and comprises : spacious living room, modern kitchen with casual dining area, two well proportioned bedrooms, principal bedroom with ensuite shower room and bathroom. Externally the communal gardens are well maintained by the management company.

With so much on offer we anticipate strong demand therefore early viewing is strongly advised to avoid disappointment.

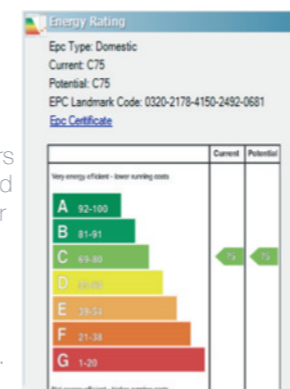
Offers Over
£165,000

4 Lineybrook Court,
Bangor,
BT19 7EB

Viewing by
appointment with
& through agent
028 9042 4747



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



4 Lineybrook Court,
Bangor,
BT19 7EB

Property Features

Attractive Ground Floor Apartment

Well Presented Throughout

Living Room with Wall Mounted Electric Fire

Sage Kitchen with Casual Dining Area

Two Well Proportioned Bedrooms, Principal Room
with Ensuite Shower Room

White Bathroom Suite

Double Glazed Windows / Gas Heating

Communal Gardens / Ample Parking

Management Charge approx £280 per quarter

Popular & Sought After Location

Price to include all furniture and furnishings

Location:

Lineybrook is off South Circular Road opposite Bloomfield
Shopping Centre & Lineybrook Court is on the right hand side.

Property Comprises

Ground Floor

Communal front door.

ENTRANCE HALL: Large store.

Leading to Ground Floor Apartment 4

ENTRANCE HALL: Laminate wood floor.

CLOAKS CUPBOARD:

LIVING ROOM: 14' 7" x 12' 3" (4.44m x 3.73m) Laminate wood effect
floor, LED lighting. wall mounted electric fire.

BATHROOM: White bathroom suite comprising panelled bath with
mixer taps, telephone hand shower, low flush wc, pedestal wash hand
basin, part tiled walls, laminate wood flooring, extractor fan, LED
lighting.

BEDROOM (2): 8' 6" x 8' 3" (2.59m x 2.51m)

BEDROOM (1): 11' 6" x 11' 7" (3.51m x 3.53m) Linen cupboard,
built-in storage.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with
Thermostatic shower unit, vanity unit, low flush wc, LED lighting,
extractor fan, laminate wood floor.

KITCHEN/DINING: 12' 4" x 11' 0" (3.76m x 3.35m) Luxury hand
painted kitchen with extensive range of Sage high and low level units,
laminated worksurfaces, 4 ring gas hob, Gorenje and matching oven,
stainless steel sink unit with mixer taps, Gorenje dishwasher, Indesit
washing machine, integrated fridge/freezer, Valliant gas fired boiler,
laminated wood flooring, part tiled walls, casual dining area.

Outside

Communal Gardens, resident and visitor parking.

Service Charge

£280 per quarter.

