



## 26 COTTON HALL FAULKNER

Bangor BT20 3FA

- Striking Ground Floor Apartment
- Open Plan Lounge/Dining Area/Kitchen
- Pleasing White Shower Room
- 2 Generous Bedrooms
- Master Bedroom Dressing Area
- Double Glazing
- Phoenix Gas Central Heating
- Communal Car Parking & Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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 Around £135,000**

# 26 Cotton Hall Faulkner Road , Bangor, BT20 3FA



## ACCOMMODATION

Entrance door.

## ENTRANCE HALL

Wooden laminated flooring. Single panel radiator. Intercom system. Storage cupboard/cloak room with light point and wooden laminate flooring.

## "L" SHAPED OPEN PLAN

### LOUNGE/DINING & KITCHEN AREAS

18'2" max x 14'5" max (5.54m max x 4.39m max)

### Lounge & Dining Area

Wooden laminate flooring. 2 Double panel radiators. uPVC double glazed windows.

### Kitchen Area

High and low level units with roll edge work surfaces. 1 1/4 bowl stainless steel sink unit with mixer tap. Integrated

fridge/freezer. Extractor fan. Integrated 4 ring gas hob and electric oven. Cupboard with wall mounted gas boiler. Part tiled walls. Tiled floor. uPVC double glazed window.

## SHOWER ROOM

White suite comprising: Spacious walk-in tiled shower with shower and drencher. Shower screen. Low flush W.C. Vanity unit with inset basin and mixer tap. Tiled floor. Part tiled walls. Wall mounted heated towel rail. Extractor fan.

## BEDROOM 1

13'8" max x 11'2" max (4.17m max x 3.40m max)

uPVC double glazed windows. Double panel radiator. Open arch to ...

## DRESSING AREA

uPVC double glazed window. Single panel radiator. Built-in chest of drawers. Open wardrobe space and shelving.

## BEDROOM 2

11'5" x 9'7" (3.48m x 2.92m)

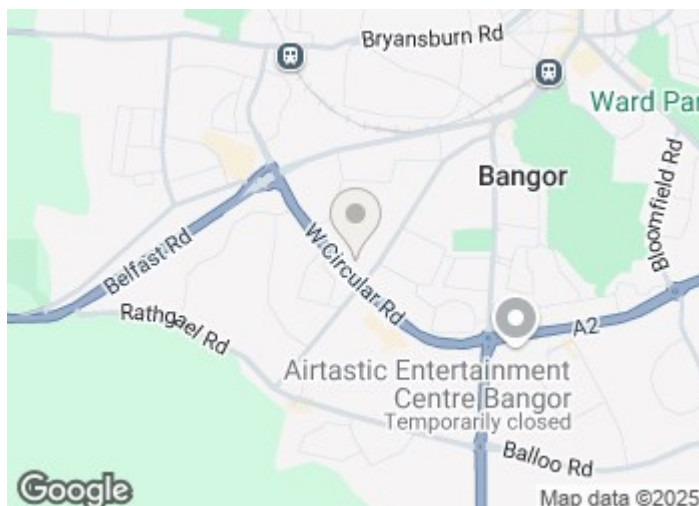
uPVC double glazed window. Double panel radiator.

## OUTSIDE

Communal car parking and communal gardens.

## PLEASE NOTE

Management Charge: £774 Per Annum as at 20/01/25



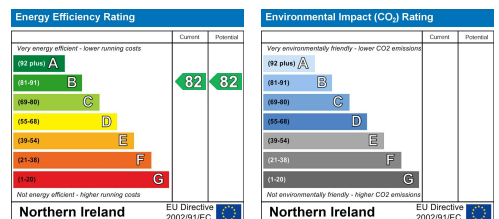
## Directions





# Floor Plan

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