



## 21 MALLARD BAY Groomsport Bangor BT19 6PS

- Sea Views
- Well Presented Throughout
- 2 Bedrooms (Ensuite)
- uPVC Double Glazing
- Gas Heating System
- Cashmere Kitchen
- White Bathroom Suite

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £170,000**

# 21 Mallard Bay

## Groomspport, Bangor, BT19 6PS



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE HALL

Range of built-in storage cupboards. 4 Downlights. Distressed oak laminated wood flooring.

### LOUNGE/KITCHEN

19'1" x 19'1" (5.82m x 5.82m)  
Cashmere matt high and low level cupboards and drawers with quartz work surfaces. Built-in CDA 5 ring gas hob and Belling double oven under. Extractor canopy with integrated fan and light. Indesit integrated dishwasher. Candy fridge/freezer. 16 Downlights. Double glazed Velux window. Concealed lighting. Laminated wood floor. uPVC double glazed French doors leading to decking.

### BEDROOM 1

10'5" x 9'2" (3.18m x 2.79m)  
9 Downlights. 2 Built-in wardrobes with sliding doors.

### ENSUITE

Comprising: Walk-in shower with thermostatic shower with drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Bidet. Part tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan. Chrome heated towel rail.

### BEDROOM 2

11'0" x 9'2" (3.35m x 2.79m)  
6 Downlights. Range of built-in wardrobes with mirrored sliding doors.

### ROOFSPACE

Folding ladder. Floored light.

### BATHROOM

White suite comprising: Panelled shower/bath with mixer tap and telephone shower attachment. Vanity unit. W.C. Part tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan. Chrome heated towel rail.

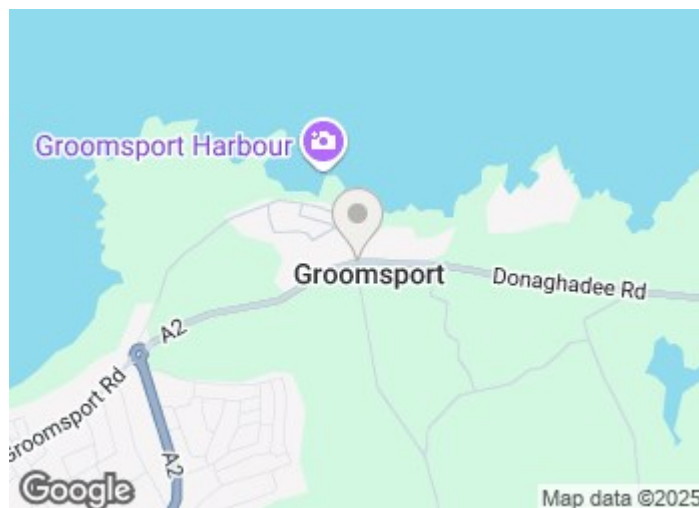
### OUTSIDE

#### FRONT

Decking. Lights.

#### REAR

Garden in lawn. Decking. Lights. Steel Shed. Tap. NB: Service charge £210.00 per month.



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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