




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

Offers Over £170,000

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Groomspport, Bangor, BT19 6PS



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Range of built-in storage cupboards. Built in washer dryer. 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.

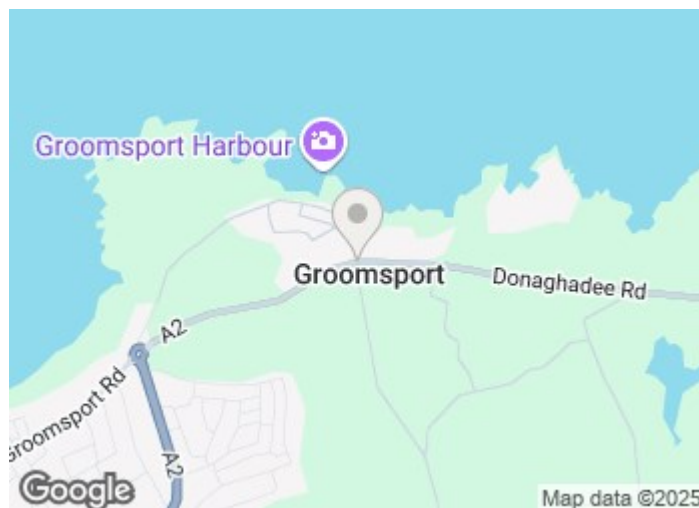
OUTSIDE

FRONT

Decking. Lights. Outside Power. Ample car parking.

REAR

Garden in lawn. Decking. Lights. Steel Shed 10" x 7'0" . Tap. Outside power. NB: Service charge £211.77 per month. Suitable for the over 45's only.

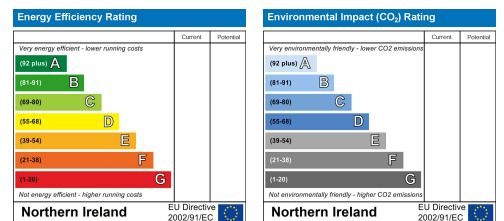


Directions



Floor Plan

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