

Independent

PROPERTY ESTATES



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Lower Level



Middle Level



Upper Level



FOR  
SALE

162c Seacliff Road, Bangor  
Offers Over £189,950

- Stunning Penthouse Apartment
- Chain Free, Approx 1,100 Sqft
- Panoramic Elevated Views Over Belfast Lough
- Three Bedrooms & One Reception Room or
- Two Bedrooms & Two Reception Rooms
- Open Plan Kitchen / Living with Sea Views
- Ground Floor Bathroom Suite
- Gas Fired Central Heating, Double Glazing
- Located on the Outskirts of Ballyholme and Bangor City Centre
- Close to Bangor City Centre, Ballyholme Bay & Yards from Royal Ulster Yacht Club

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 °C	71 °C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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162c Seacliff Road is split over three floors, offering flexible living accommodation to suit a range of differing needs.

On the lower level there is a rear aspect Bedroom / Reception Room and a three-piece Bathroom Suite.

The middle floor level comprises the Primary Bedroom Suite with access to an Ensuite Shower Room and an open Plan Kitchen / Living Area with stunning views over Belfast Lough towards Scotland and beyond.

On the upper floor level there is a double Bedroom which also benefits from the stunning Sea views on offer.

## Lower Level

**Entrance Hall (11' 05" x 5' 04")**  
Accessed via a uPVC and double-Glazed Door, complete with Tiled Flooring and access to built-in Storage.

**Bedroom Three / Optional Reception (15' 03" x 11' 03")**  
Rear aspect double Bedroom / Reception Room complete with Laminate Wooden Flooring.

**Bathroom (7' 10" x 7' 07")**  
Three-piece Suite comprising a Bath with a Mains Shower over, a Low Flush W.C. and a Wash Hand Basin with storage under. Complete with Tiled Walls, Tiled Flooring, an Extractor Fan and a Chrome Heated Towel Rail.

## Middle Level

**Hallway (9' 01" x 6' 05")**  
Complete with Tiled Flooring, access to built-in Storage and under Stair Storage.

**Primary Bedroom (12' 09" x 11' 07")**  
Front aspect double Bedroom complete with Laminate Wooden Flooring and access to built-in Storage. Access to:

**Ensuite Shower Room (8' 05" x 3' 04")**  
Three-piece Suite comprising a Low Flush W.C., a Wash Hand Basin with Storage under and a Tiled Splash Back and a Shower Cubicle with a Mains Shower. Complete with Tiled Flooring, part Tiled Walls, an Extractor Fan and a heated Towel Rail.

**Kitchen (12' 10" x 6' 11")**  
Luxury Fitted Kitchen with a range of high- and low-level units with complimentary Stone Worktops, a 1 & 1/2 Bowl Sink and Drainer Unit, an integrated Five Ring Gas Hob with a Hotpoint double Oven under and an Extractor Hood over, an integrated Hotpoint Fridge / Freezer and an integrated Washing Machine, an integrated Hotpoint Dishwasher. Complete with Solid Wooden Flooring, part Tiled Walls, recessed Spotlights and stunning Sea views across Belfast Lough to Scotland and beyond. Open plan to:

**Living Area (12' 09" x 12' 03")**  
Front aspect Reception Room with stunning Sea views across Belfast Lough to Scotland and beyond. Complete with Solid Wooden Flooring, a Wood Burning Stove with a Tiled Hearth and an Exposed Brick Surround and a feature Bow Bay Window.

## Upper Level

**Landing (11' 00" x 4' 11")**  
Complete with Tiled Flooring and two Velux Windows / Roof lights perfectly positioned to take advantage of the stunning Sea views on offer.

**Bedroom Two (15' 07" x 13' 07")**  
Front aspect double Bedroom complete with solid Wooden Flooring, two Velux Windows / Roof lights to take advantage of the stunning Sea views on offer and access to Eaves Storage.



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