

102A & B HIGH STREET

Bangor BT20 5BB

- Residential Building in Two Apartments Offering Investment Potential
- 1 Bedroom Ground Floor Apartment
- 2 Bedroom First & Second Floor Duplex Style Apartment
- Phoenix Gas Heating System
- Communal Rear Yard
- Tastefully Presented
- Centrally Located
- Convenience to Shops, Bars & Marina

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

Offers Around £170,000

102A & B High Street

, Bangor, BT20 5BB



COMMUNAL ENTRANCE HALL

Wooden double glazed window.

APARTMENT A

LOUNGE

13'10" into bay x 9'11" max (4.22m into bay x 3.02m max)

Wooden laminate flooring. Double glazed windows. Ceiling downlights. Double panel radiator.

REAR HALL

Single panel radiator. Wooden laminate flooring.

BEDROOM 1

10'10" max x 7'7" max (3.30m max x 2.31m max)
Double glazed windows. Double panel radiator. Cupboard with wall mounted gas boiler.

KITCHEN

13'2" max x 7'5" max (4.01m max x 2.26m max)
High and low level units. Extractor fan. Integrated 4 ring hob and oven. Plumbed for washing machine. Stainless steel sink unit with mixer taps. Double panel radiator. Double radiator. Ceiling downlighters. Double glazed windows and rear door.

SHOWER ROOM

White suite comprising: Low flush W.C. Pedestal wash hand basin with mixer taps. Walk-in tiled shower with screen and shower. Single panel radiator. Tiled floor. Double glazed window. Extractor fan.

APARTMENT B

Entrance porch area. Stairs to first floor.

REAR RETURN

Double glazed window. Built-in cupboard with wall mounted gas boiler. Single panel radiator.

KITCHEN

12'10" max x 7'4" max (3.91m max x 2.24m max)
High and low level units. Extractor fan. Integrated 4 ring hob and oven. Stainless steel sink unit with mixer taps. Double panel radiator. Double glazed windows and rear door. Steps down to rear yard.

FRONT LANDING

LOUNGE

14'0" max x 10'11" max (4.27m max x 3.33m max)
Double glazed windows. Double panel radiator. Ceiling downlighters.

BEDROOM 2

10'10" max x 8'7" max (3.30m max x 2.62m max)
Double glazed windows. Single panel radiator.

SECOND FLOOR

Double glazed windows.

BEDROOM 1

14'0" max x 11'0" max (4.27m max x 3.35m max)
Double panel radiator. Double glazed Velux style window.

BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone hand shower. Pedestal wash hand basin with mixer tap. Low flush W.C. Double glazed Velux style window. Single panel radiator.

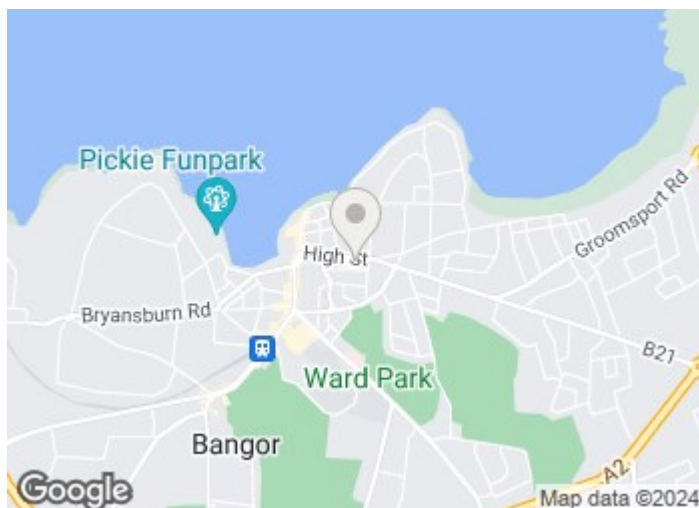
EPCS

GROUND FLOOR EPC

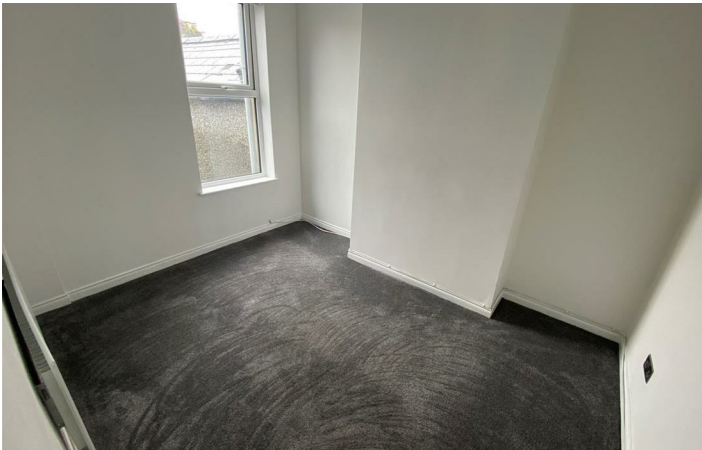
Certificate Number: 0161-2981-0485-9398-3075
(Current C69/Potential C71)

1st & 2nd FLOOR EPC

Certificate Number: 9603-0217-3029-5390-5883
- (Current D61/Potential C74)



Directions



Floor Plan

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