



69 Shaftesbury Road | Bangor | BT20 3GB

02891 180081 | viewings by appointment 7 days a week

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# 69 Shaftesbury Road

- \* Bright and spacious ground floor apartment with a fantastic private garden
- \* Beautifully presented and in immaculate condition throughout
- \* Welcoming entrance hall with built-in storage
- \* Large living/dining room with French doors to the stunning garden with feature decking area
- \* Modern fully fitted kitchen with a range of units
- \* Two well-proportioned double bedrooms, master with built-in robes
- \* Contemporary bathroom with white three piece suite
- \* Gas fired central heating & double glazed throughout
- \* Resident parking
- \* Excellent location within walking distance of local amenities
- \* No onward chain

**Offers Around: £120,000**



## Fantastic modern apartment!

This impressive ground floor apartment sits within the popular and highly regarded Shaftesbury development and offers fantastic accommodation together with a superb private garden. Constructed only a few years ago, the high quality finish and great location make this property outstanding value for money and an ideal choice for those thinking of getting on the property ladder, or for those looking to downsize and enjoy a comfortable lifestyle without compromising on facilities. The apartment has been beautifully decorated throughout leaving little for the new owner to do other than move in!

The apartment comprises a spacious entrance hall with built-in storage, a large modern kitchen, an exceptionally bright living room, open plan to dining room with French doors to a fabulous private garden, two well-proportioned bedrooms and a contemporary bathroom with three piece white suite.

Externally, the highlight is undoubtedly the fantastic, private garden with feature decked area that receives the sun throughout the day until sunset. The area is accessed via French doors from the living room creating an ideal space for entertaining family and friends or just relaxing quietly with a glass of wine after a busy week.

Shaftesbury Road is a popular and modern development off the Belfast Road in Bangor and is very convenient to local amenities. There is a path providing direct access to Bangor West train halt and access to the main arterial routes for commuting to Belfast couldn't be easier. Bangor town centre can also be accessed easily by foot or public transport. This really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## THIS PROPERTY COMPRISES

Pine front door to...

ENTRANCE HALL Beech laminate wooden flooring. Built-in cloaks/storage cupboard. Built-in linen press with gas fired boiler. Glazed French doors to...

LIVING/DINING ROOM 21'7 x 13'1 (6.58m x 3.99m) Beech laminate wooden flooring, wall mounted contemporary gas fire. French doors to the rear garden. Door to...

KITCHEN 9'4 x 9'1 (2.84m x 2.77m) Excellent range of high and low level beech units, granite effect work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring stainless steel 'Smeg' gas hob, built-in stainless steel 'Smeg' single oven, stainless steel

extractor unit, plumbed for dishwasher, plumbed for washing machine. Part tiled walls, tiled floor. Space for casual dining area.

BEDROOM (1) 11'1 x 10'5 (3.38m x 3.18m) Beech laminate wooden flooring. Wall to wall built-in robes with sliding mirrored doors.

BEDROOM (2) 10'9 x 9'4 (3.28m x 2.84m) Beech laminate wooden flooring.

BATHROOM Contemporary three piece white suite comprising panelled bath with thermostatically controlled shower unit over, low flush WC and vanity unit with wash hand basin. Glass shower screen. Fully

tiled walls, tiled floor. Extractor fan, chrome heated towel rail. Automatic sensor light.  
OUTSIDE

Allocated parking to the front.

Fully enclosed and private rear garden laid in lawn with pebbled patio and feature decking area. Outdoor light and tap.



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