



46 Linen Terrace | Bangor | BT19 7JQ

02891 180081 | viewings by appointment 7 days a week

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46 Linen Terrace

- * A modern and bright duplex apartment in a popular location
- * Beautifully presented and in excellent condition throughout
- * Spacious living room open plan to kitchen with doors to balcony
- * Modern kitchen with good range of units and appliances
- * Two spacious bedrooms
- * Contemporary bathroom with a white three piece suite
- * Downstairs WC with white two piece suite
- * Gas fired central heating & double glazed throughout
- * Resident and guest off street parking area to rear
- * Excellent value for money

Offers Around: £92,000



Fantastic modern duplex apartment!

This impressive duplex apartment sits on a bright site within the popular Linen development with beautiful views across the communal green. The property represents outstanding value for money and an ideal choice for those thinking of getting on the property market or for those looking to downsize and enjoy a comfortable lifestyle without compromising on facilities. The apartment has been tastefully decorated throughout leaving little for the new owner to do other than move in!

The apartment benefits from a bright living room with feature sliding doors to the balcony and is open plan to an excellent kitchen and a useful downstairs WC completes the accommodation on this floor. Upstairs there are two well-proportioned bedrooms and there is a spacious bathroom with a contemporary three piece suite.

Linen Terrace is a convenient and sought after location to live and a variety of amenities are within easy access. You are minutes away from the popular Bloomfield shopping centre, home to M&S, and Sainsbury's is close by. There is easy access to Bangor, Newtownards and commuter routes to Belfast making the morning commute to work relatively stress free.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

ENTRANCE HALL

LIVING ROOM: (4.49m x 2.35m) Sliding doors to balcony. Open plan to...

KITCHEN/DINER: (3.36m x 2.95m) Excellent range of modern high and low level units, granite effect laminate work surfaces, 1 ½ bowl stainless steel sink unit, built-in under counter oven, 4 ring hob, stainless steel extractor fan, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, dining space, part tiled walls, tiled floor. Storage cupboard.

WC: White suite comprising low flush WC, wash hand basin with tiled splash back, tiled floor, extractor fan.

UPPER FLOOR

MASTER BEDROOM: (3.46m x 3.00m) Built-in wardrobe.

BEDROOM 2: (3.45m x 2.05m)

BATHROOM: Modern three piece white suite comprising low flush WC, semi pedestal wash hand basin, panelled bath with mixer taps and shower over, glass shower screen, part tiled walls, tiled floor. Extractor fan.

OUTSIDE

Communal off street parking to rear. Parkland to front.



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