



7 DUFFERIN SQUARE,  
BANGOR, BT20 3FD



Offers Around £125,000



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# 7 Dufferin Square, Bangor, BT20 3FD

- Spacious second-floor apartment in a sought-after residential area of Bangor.
- Bright living room with double doors leading to a private terrace.
- Modern fitted kitchen with ample storage and integrated appliances.
- Two well-proportioned bedrooms, including a master with sea glimpses.
- Contemporary three-piece bathroom suite.
- Useful floored loft space for additional storage.
- Double glazing and gas underfloor heating throughout.

## COMMUNAL ENTRANCE HALL

Communal courtyard area leading to stairs to apartment

## KITCHEN

11' 2" x 10' 4" (3.398m x 3.152m)

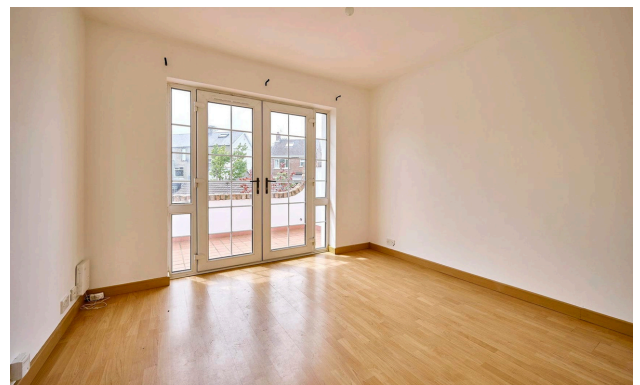
Range of high and low level cupboards, integrated oven and hob, plumbed for washing machine, space for fridge, one and half bowl stainless steel sink unit with chrome mixer tap, integrated extractor, gas boiler, glazed upvc door.



## LIVING ROOM

10' 2" x 11' 2" (3.091m x 3.398m)

Double doors leading to Balcony



## INNER HALLWAY

Velux



### **BEDROOM (1)**

16' 3" x 11' 6" (4.959m x 3.506m)

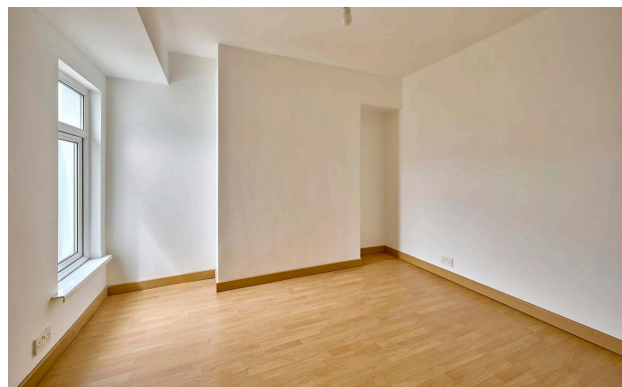
Sea glimpses



### **BEDROOM (2)**

10' 11" x 10' 1" (3.337m x 3.065m)

Consumer unit



### **BATHROOM**

Low flush wc, semi pedestal wash hand basin, panelled bath with chrome mixer and shower attachments



### **ATTIC**

14' 11" x 9' 10" (4.553m x 3.006m)



### **OUTSIDE**

Communal courtyard with brick paved patio and mature planting.



## VIEWING

By appointment through agents

## CAPITAL VALUE RATING ASSESSMENT: £85,000

Rates for year end April 2025: £776.65 approx.

## MANAGEMENT COMPANY:

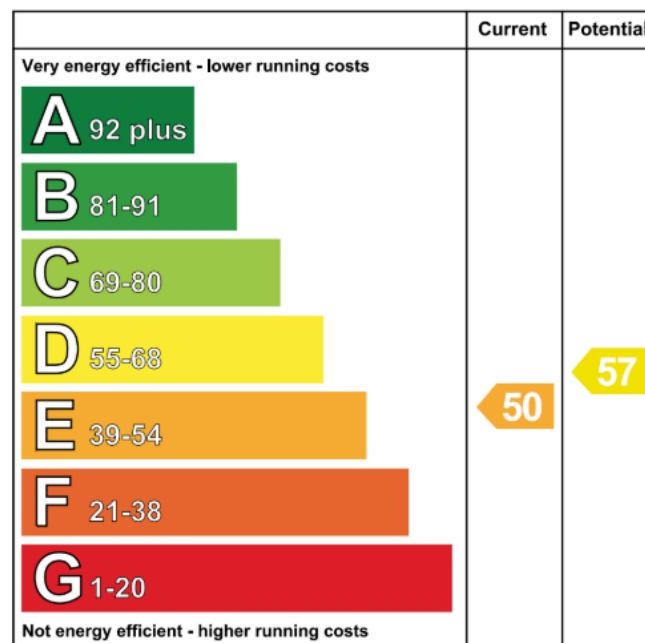
A management company has been established to service 3 apartments at Dufferin square.

## DIRECTIONS

Traveling along Dufferin Avenue from the Gray's Hill roundabout turn right into the Dufferin Square Car park. In the car park turn right and head for the right hand corner and the Apartment is accessed via the black courtyard door.

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>.



sin. Before concluding, make sure that both you and the property meet



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