



This most attractive mid terrace represents an excellent investment opportunity to purchase a property which has both a commercial and residential appeal. The property is currently divided into a ground floor office and two self-contained apartments over the first and second floor. The apartments are finished to a very high standard and offer everything that is required by the individual needs of today's modern purchaser. The specification includes modern kitchens, bathrooms, well proportioned living and bedrooms and externally communal garden areas and private parking.

Hamilton Road is a very popular area due to its convenience to Ward Park, Bangor's town centre with its array of shops, superb restaurants and within walking distance to many delightful walks. With so many appealing attributes on offer, both internally and externally, this property will instantly appeal on today's market, therefore early viewing is strongly advised.

Offers Around
£310,000

30 Hamilton Road,
Bangor,
BT20 4LF

Viewing by
appointment with
& through agent
028 9042 4747

- Attractive Mid Terrace currently divided into a Ground Floor Office and two Apartments
- Ground Floor: 3 Offices
- First Floor: 2 Bed Apartment
- Second Floor: 3 Bed Apartment
- Communal Gardens
- Parking to rear
- uPVC Double Glazed
- Gas Heating to Offices and Apartments
- Local amenities a stone's throw away to include Ward Park, Bangor Town Centre, Bus and Rail Station
- Full Planning has been passed for 3 Apartments to the Rear



The Property Comprises:

Entrance

ENTRANCE PORCH: 30A and 30B Separate Entrance.

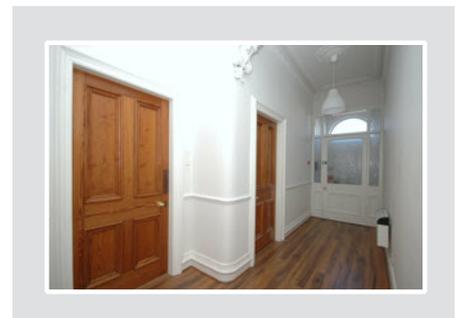
Hardwood front door with toplight leading to entrance hall and to First & Second Floors.

Ground Floor - ENTRANCE HALL: Downstairs store room.

Separate Office Entrance:

Ground Floor

OFFICE 1: 18' 0" x 13' 5" (5.49m x 4.1m) (Into bay) - Wood laminate flooring, corniced ceiling, picture rail, ornate ceiling.



OFFICE 2: 12' 10" x 13' 1" (3.91m x 4.0m) Wood laminate flooring, corniced ceiling, picture rail, ornate ceiling.



OFFICE 3: 15' 3" x 12' 7" (4.65m x 3.84m) Wood laminate flooring.



KITCHEN: 15' 5" x 8' 8" (4.7m x 2.64m) Range of units, single drainer stainless steel sink units with mixer taps, laminate work tops, vinyl flooring, gas fired boiler.

Hardwood door to rear yard.

CLOAKROOM WC: Pedestal wash hand basin, low flush wc, vinyl flooring.



SEPARATE ENTRANCE: Entrance Porch to Entrance Hall leading to stairs to First Floor.

First Floor

APARTMENT 1 - 30A

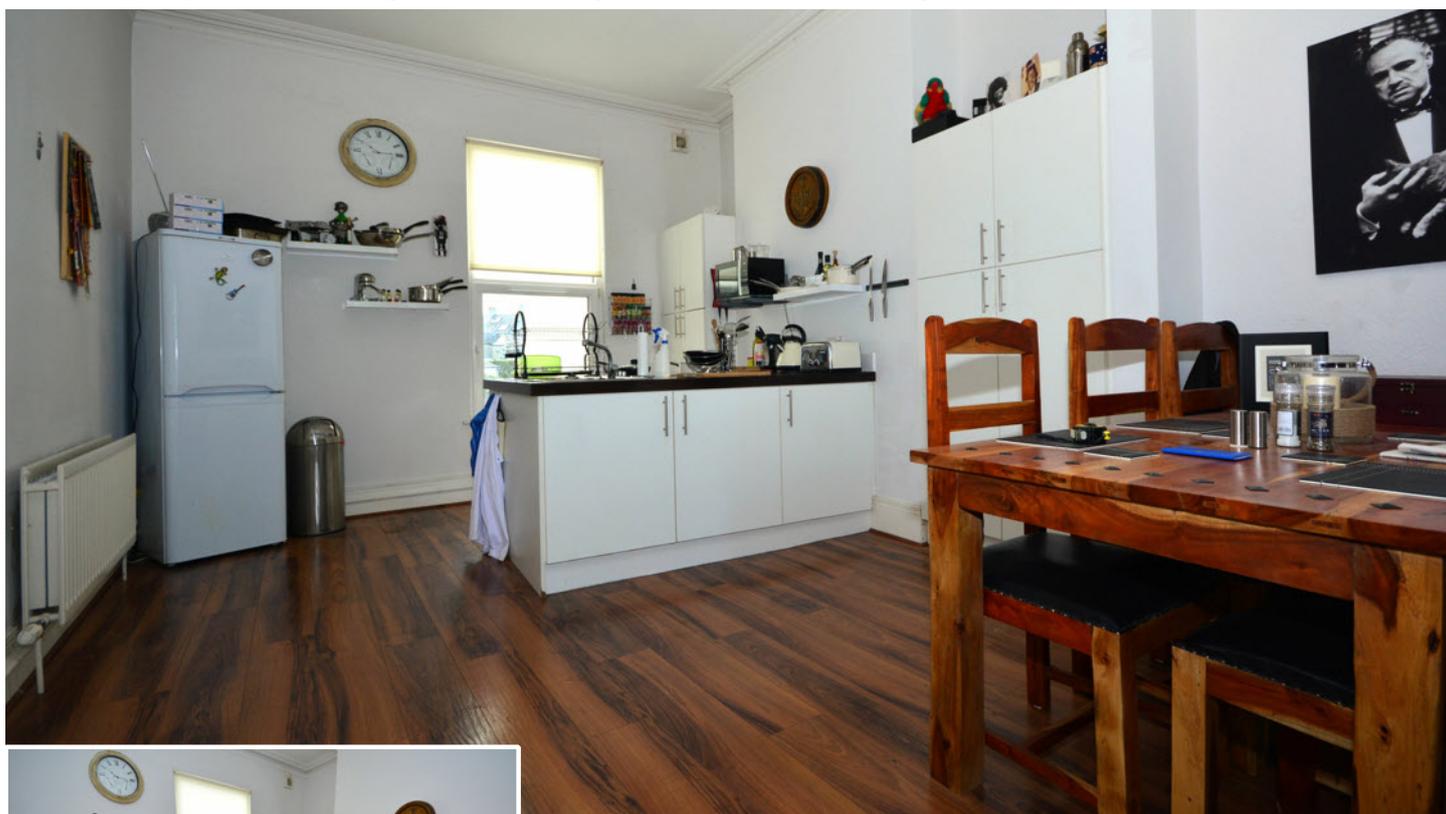
ENTRANCE HALL:

CLOAKROOM:



UTILITY ROOM: Plumbed for washing machine. Hotpress with hot water cylinder.

KITCHEN / LIVING / DINING: 30' 10" x 12' 9" (9.4m x 3.89m) (Into Bay) - Island kitchen with low level units and further built-in high and low level units, laminate worktops, 1.5 bowl stainless steel sink unit with mixer taps, built in single oven, 4 ring ceramic hob, shelving.





BEDROOM (1): 14' 10" x 13' 5" (4.52m x 4.09m) Corniced ceiling, picture rail.

BEDROOM (2): 12' 2" x 10' 8" (3.71m x 3.25m) Door to rear corridor leading to fire escape.



BATHROOM: Modern white suite comprising low flush wc, vanity unit, wash hand basin with mixer taps, heated towel rail, panel bath with thermostatic shower unit above, part tiled walls, extractor fan.

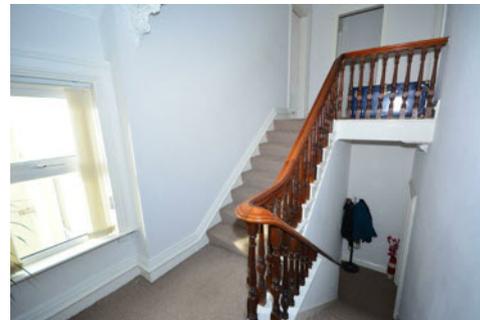


Second Floor

Stairs to Second Floor.

APARTMENT 2 - 30B

ENTRANCE HALL:



KITCHEN: 14' 9" x 12' 2" (4.5m x 3.71m) Modern fitted white high gloss kitchen with range of high and low level units, laminate worktops, 1.5 bowl stainless steel sink unit with mixer taps, built-in single oven, 4 ring ceramic hob with glass splashback, stainless steel extractor hood, space for free standing fridge/freezer, casual dining area.



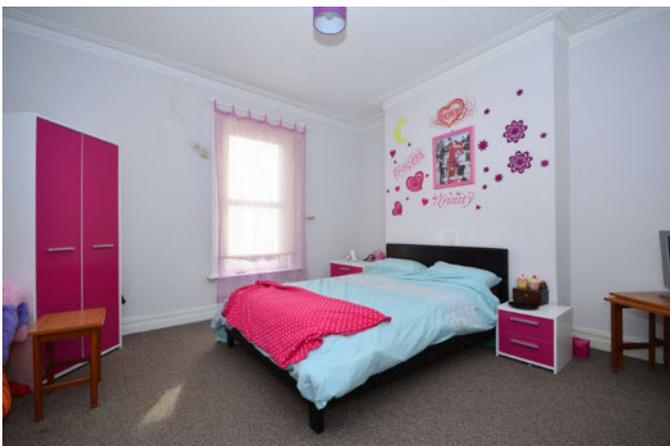
LIVING: 16' 9" x 15' 4" (5.11m x 4.67m) (AWP) - Sea views. Carved wood fireplace with tiled inset and hearth.



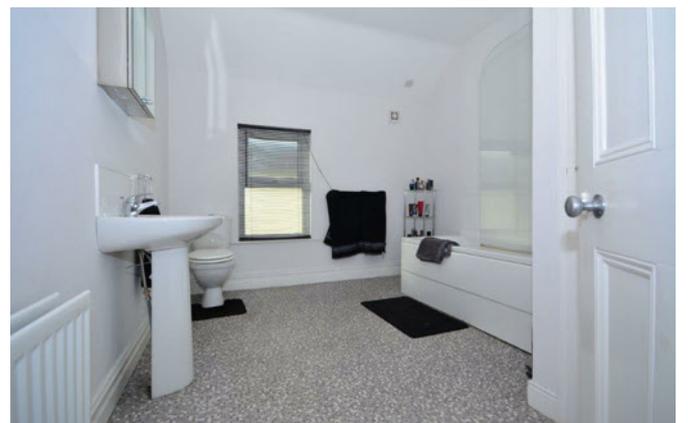
BEDROOM (1): 12' 9" x 7' 5" (3.89m x 2.26m)

BEDROOM (2): 13' 0" x 12' 8" (3.96m x 3.86m) Corniced ceiling.

BEDROOM (3): 15' 4" x 9' 3" (4.67m x 2.82m) Sea views.



BATHROOM: Low flush wc, pedestal wash hand basin with tiled splashback, medicine cupboard, heated towel rail, panel bath with thermostatic shower unit, part tiled walls, vinyl flooring, extractor fan. Linen cupboard housing gas fired central heating boiler.





Location:

Travelling along Hamilton Road towards Bangor Town Centre, No. 30 is on the left hand side.

Outside

Residential and guest parking to rear.

Getting You **Best Price**



Belfast Branches

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000

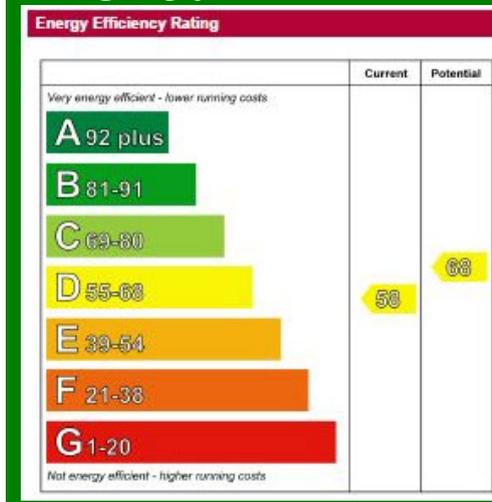
Other Branches

Bangor - 028 91 45 1166
 Holywood - 028 90 42 4747
 Lisburn - 028 92 66 1700

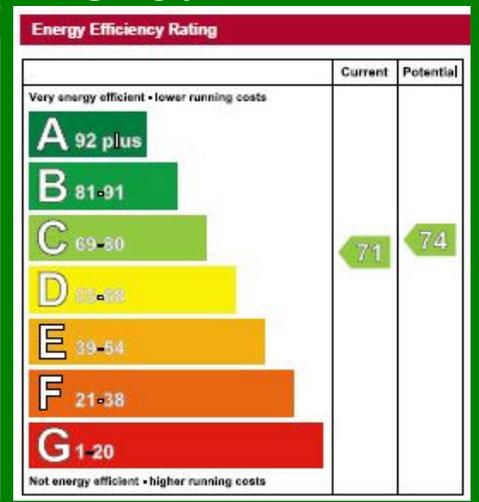
www.templetonrobinson.com

EPC - No. 30 - G171(Commercial) + pre gas

EPC - 30A



EPC - 30B



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