



## 262 SEACLIFF ROAD

Bangor BT20 5HT

- Ground Floor Apartment
- Sea Views
- 2 Bedrooms (Ensuite)
- Open Plan Living / Kitchen
- Utility Room / Bathroom
- Phoenix Gas Heating System
- uPVC Double Glazing
- Secure Car Parking
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	73	79
		EU Directive 2002/91/EC

**Offers Over £250,000**

# 262 Seacliff Road

, Bangor, BT20 5HT



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

## LOUNGE OPEN PLAN TO KITCHEN

36'3" x 18'6" narrowing to 10'4" (11.05m x 5.64m narrowing to 3.15m)  
Range of light blue high and low level cupboards and drawers with quartz work surfaces. Franke 11/2 tub single drainer sink unit with mixer taps. Built-in Bosch 4 ring induction hob and oven with microwave. Integrated fridge/freezer. Ceramic tiled floor. 8 Downlights.

## INNER HALL

4 Downlights.

## BEDROOM 1

18'0" x 10'9" (5.49m x 3.28m)

Range of built-in bedroom furniture.

## ENSUITE

Comprising: Corner shower with Thermostatic shower over. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan. Heated towel rail.

## BEDROOM 2

12'5" x 8'11" (3.78m x 2.72m)

## UTILITY ROOM

6'2" x 4'6" (1.88m x 1.37m)

Range of oak effect high and low level units with roll edge work surfaces. Plumbed for washing machine. Built-in extractor fan.

## BATHROOM

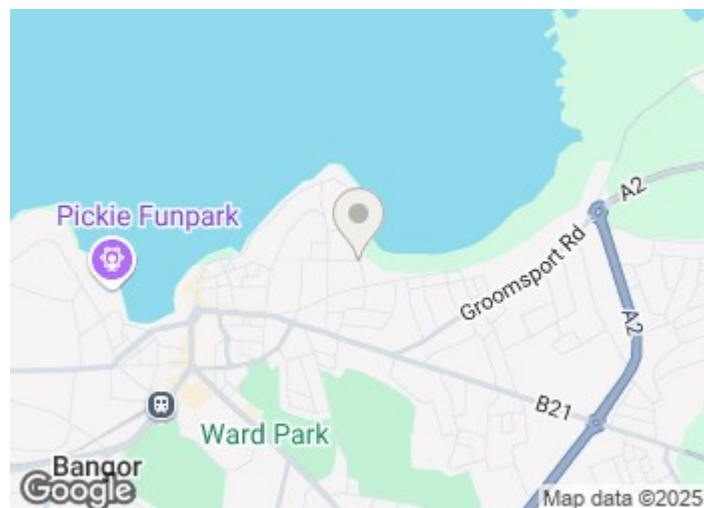
Comprising: Panelled bath with mixer taps and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. PVC ceiling. Heated towel rail.

## OUTSIDE

Secure enclosed parking with allocated car space. Communal gardens.

## MANAGEMENT FEE

£1728 Per annum.



## Directions





Floor Plan

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