



**19 LOY COURT, OLD BELFAST ROAD, BANGOR,
BT19 1LU**

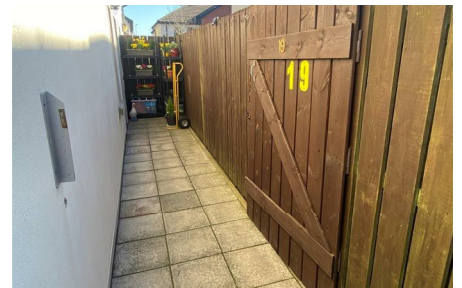
OFFERS OVER £165,000

These attractively designed apartments combine the perfect balance of modern comforts and convenience and so it is with this particular sale, which is presented in a "ready to move into" condition. For either couples, without a family or first time single buyers the apartment represents an excellent opportunity to acquire a modern design of property right on the door step of most of Bangor's recreational, retail and social amenities. With secured car parking available and the benefits of low maintenance, together with the above attractions makes this a "have to view" property.



Key Features

- Penthouse Apartment
- Spacious Open Plan Living / Kitchen
- White Bathroom Suite
- uPVC Double Glazing
- Low Outgoings
- 2 Bedrooms
- Newly Fitted Kitchen
- Phoenix Gas Central Heating
- Well Presented Throughout
- Handy Location



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Stairs to landing.

LOUNGE/KITCHEN

39'7" x 17'8" narrowing to 11'4"

Range of white high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring hob and Logik oven under. Extractor hood with integrated fan and light. Integrated fridge/freezer. Plumbed for dishwasher. Plumbed for washing machine. Laminated wood floor. 3 Double Velux windows.

Recess Area: Ideal for home office.

BEDROOM 1

17'5" x 14'4"

Laminated wood floor.

BEDROOM 2

17'6" x 14'5"

Laminated wood floor.

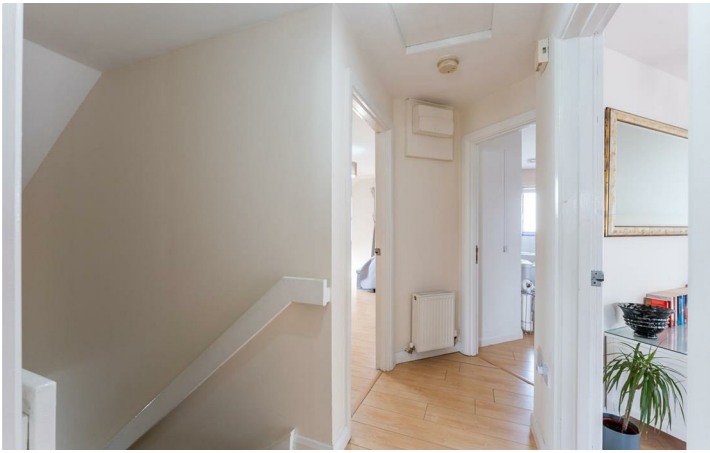
BATHROOM

White suite comprising: Pine panelled bath with Thermostatic shower over. Pedestal wash hand basin. W.C. Laminated wood floor. Part tiled walls. Built-in extractor fan.

OUTSIDE

Allocated Car Parking. Communal gardens.

Management Fee: Approximately £1080.00 per annum












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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