



## APT 36 5 FAULKNER ROAD

Bangor BT20 3FA

- Well Presented Throughout
- 2 Bedrooms (Ensuite)
- Spacious Living Open Plan To Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- Grey Kitchen
- White Bathroom Suite
- Secure Complex
- 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>	82	82
		EU Directive 2002/91/EC

**Offers Over £140,000**

# Apt 36 5 Faulkner Road

, Bangor, BT20 3FA



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Laminated wood floor. Built-in storage cupboard.

## LOUNGE

18'1" x 12'8" (5.51m x 3.86m)

Laminated wood floor. uPVC Double glazed French doors. Open plan to ....

## KITCHEN

7'6" x 5'10" (2.29m x 1.78m)

Range of grey high and low level cupboards and drawers

with roll edge work surfaces. Built-in stainless steel gas 4 ring hob and oven under.

Extractor hood with integrated fan and light. Integrated washer/dryer and fridge/freezer. Ceramic tiled floor.

## BEDROOM

11'1" x 10'3" (3.38m x 3.12m)

## ENSUITE

Comprising: Walk-in tiled shower cubicle with Thermostatic shower over and drencher. Wash hand basin

with mixer taps. W.C. Ceramic tiled floor. Built-in extractor fan.

## BEDROOM 2

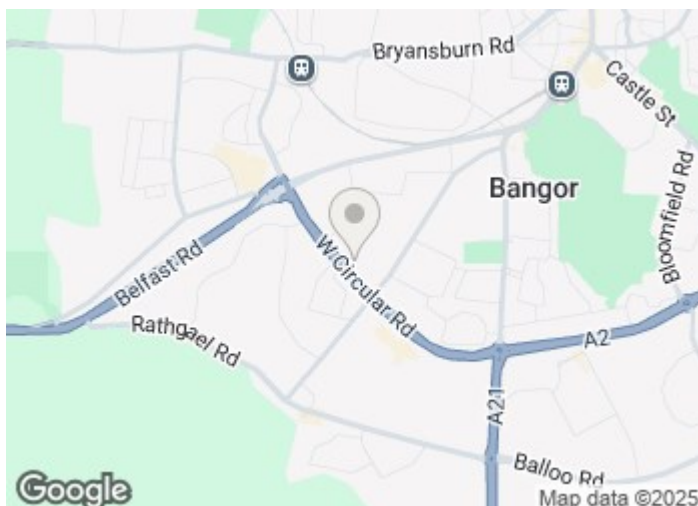
11'4" x 9'7" (3.45m x 2.92m)

## BATHROOM

White suite comprising: Panelled bath with mixer tap. Wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Heated towel rail. Built-in extractor.

## PLEASE NOTE

Management Charge: £774 Per Annum as at 20/01/25



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

