



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



9 MALLARD BAY

Groomsport Bangor BT19
6PS

- Sea Views
- Well Presented Throughout
- 2 Bedrooms (Ensuite)
- uPVC Double Glazing
- Gas Heating System
- Ivory Kitchen
- White Bathroom Suite

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Offers Over £167,500

9 Mallard Bay

Groomsport, Bangor, BT19 6PS



ACCOMMODATION

uPVC double glazed entrance door into ...

OPEN PLAN LIVING KITCHEN

19'4" x 19'4" (5.89m x 5.89m)

Electric wall mounted fire.

Kitchen: Range of ivory high and low level cupboards and drawers with roll edge work surfaces. Built-in Belling 4 ring gas hob and double oven. Extractor canopy with integrated fan and light. Integrated fridge/freezer and dishwasher. uPVC double glazed French doors leading to decking.

UTILITY ROOM

Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine.

INNER HALL

Built-in cloaks cupboard.

BEDROOM 1

9'11" x 9'6" (3.02m x 2.90m)

Walk-in dressing room.

ENSUITE

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Vanity unit with inset wash hand basin and mixer tap. W.C.

BEDROOM 2

11'4" x 9'11" (3.45m x 3.02m)

SHOWER ROOM

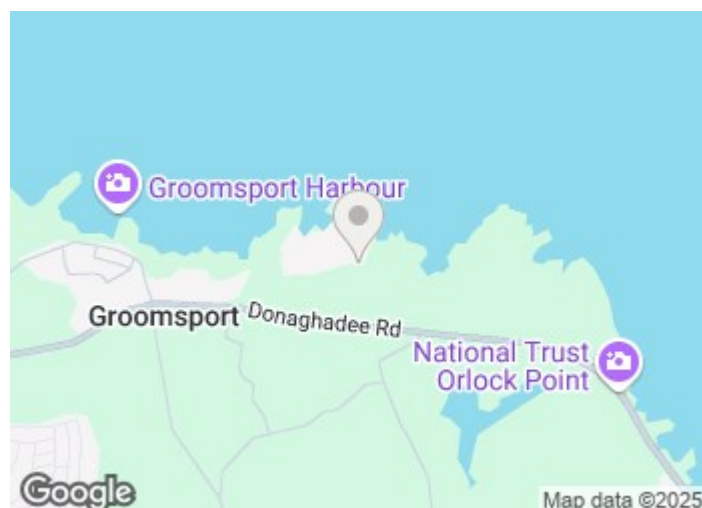
Comprising: Corner shower with Bridgewood Shower Capsule. Vanity unit with inset wash hand basin and mixer tap. W.C.

OUTSIDE

Decking. Paved patio. Light.

PLEASE NOTE

NB: Service charge £211.77 per month. Suitable for the over 45's only.



Directions



Floor Plan

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