



## 4 VICEROYS WOOD

Bangor BT19 1WF

- Ground Floor Apartment
- 2 Bedrooms (Ensuite)
- Spacious Lounge
- Oak Kitchen
- White Bathroom Suite
- Phoenix Gas Heating System
- uPVC Double Glazing
- Low Outgoings
- Handy Location
- 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		
Northern Ireland		
EU Directive 2002/91/EC		

**Offers Over £130,000**

## 4 Viceroy's Wood

, Bangor, BT19 1WF



### ACCOMMODATION

Half glazed entrance door into ...

### ENTRANCE HALL

Built-in hotpress. 15 Pane glazed double doors into ...

### LOUNGE

13'8" x 13'4" (4.17m x 4.06m)

### KITCHEN

16'2" x 7'11" (4.93m x 2.41m)

Range of pine fronted high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with

integrated fan and light. Single **BEDROOM 2**

drainer stainless steel sink unit 9'7" x 7'2" (2.92m x 2.18m) with mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor.

### BEDROOM 1

13'52 x 10'5" (3.96m x 3.18m)

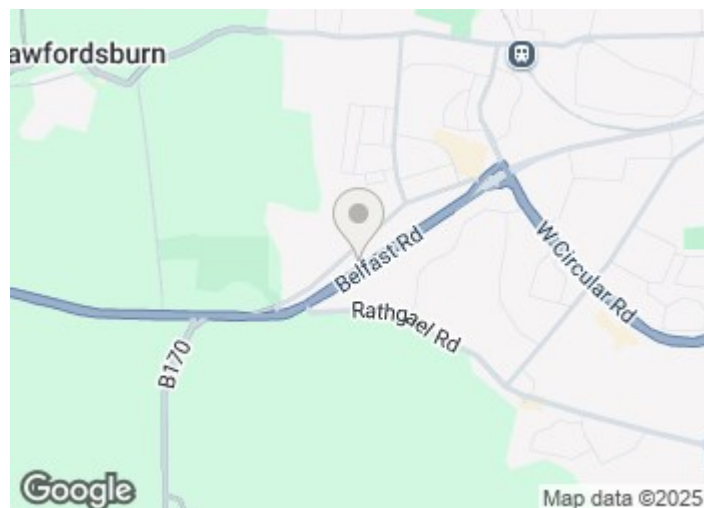
Range of wardrobes with mirrored sliding doors.

### ENSUITE

Comprising: Shower cubicle with Mira Excel shower unit. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls.

### BATHROOM

White suite comprising: Panelled bath with mixer taps. Pedestal wash hand basin. W.C. Tiled walls. Built-in extractor fan.



### Directions





Floor Plan

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