



## 30-30A GRAYS HILL

Bangor BT20 3BB

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*Offers Around*

**£169,950**



TOWNHOUSE | 3 🛏 | 1 🚿 | 2 🚗

This substantial townhouse has been thoughtfully converted into two self-contained apartments and is being sold as one unit, making it ideal for investors seeking solid rental returns or those exploring multi-generational living options.

KEY FEATURES

- Townhouse split into two self-contained apartments
- One-bedroom ground floor apartment
- Two-bedroom duplex apartment on the first and second floor
- Gas central heating in both units
- Prime city centre location with excellent transport links
- Walking distance to shops, restaurants, marina, and leisure facilities
- Sold as single unit
- Ideal for investors or multi-generational living



## ROOM DETAILS

**RECEPTION HALL:** 30A Grays Hill (12'8" x 8'1")  
Entrance

**LOUNGE:** (12'7" x 10'10")  
**LOUNGE:** (14'6" x 12'7")

**KITCHEN:** (12'8" x 10'10")  
**KITCHEN:** (12'8" x 8'1")

**BEDROOM (1):** (11'2" x 7'4")  
**BATHROOM:** (10'7" x 7'4")

**SHOWER ROOM:** **BEDROOM (1):** (14'6" x 12'7")

**BEDROOM (2):**



## DIRECTIONS

*Travelling on Grays Hill towards Bangor City Center number 30 & 30a is located on the left hand side.*



## THE LOCAL AREA

*Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.*

*Bangor Marina is one of the largest in Ireland and attracts plenty of visitors. Tourism is a big factor in this part of the world.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## OUR BRANCHES

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