



30-30A GRAYS HILL

Bangor BT20 3BB

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 Entrance	(12'8" x 8'1")
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		
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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