



2 KNOCKMARLOCH MANOR

Bangor BT20 5DB

Offers Around

£219,950



APARTMENT | 2 | 2 | 1

Located in the popular area of Ballyholme in Bangor here is an ideal opportunity to purchase a fantastic ground floor apartment with no onward chain. This exclusive development of only five apartments offers excellent convenience to many amenities including shops, cafes, restaurants, Ballyholme beach and village, Ward Park, Bangor Golf Club and sailing clubs.

KEY FEATURES

- Attractive Ground Floor Apartment with No Onward Chain
- Purpose Built Apartments Blended with Similar Architecture to Surrounding Homes and not an old Building Repurposed
- Popular Complex of Only 5 Apartments Within the Highly Desirable Area of Ballyholme
- Complex Can Only be Entered via Electronic Remote Controlled Gates
- Well Presented Throughout Leaving Little Left to do but Move in and Enjoy
- Living Room with Attractive Fireplace Which is Piped for Gas Fire
- Open Plan Living Room to Casual Dining Area and Kitchen with Granite Work Surfaces
- Two Well Proportioned Bedrooms Including Main Bedroom with En Suite Shower Room
- Bathroom with Three Piece White Suite
- Phoenix Gas Heating Which is Underfloor Throughout
- uPVC Double Glazed Windows
- Lift Access to All Levels
- Conveniently Positioned in Close Proximity to Many Amenities
- Demand Anticipated to be High
- Brick Paviour Courtyard/Terrace and Private and Allocated Car Parking Space
- Well Presented Communal Gardens



ROOM DETAILS

GROUND FLOOR En Suite Shower

Room

Communal

Entrance Hall

Bedroom Two

14'1" x 8'11"

Reception Hall

Bathroom

Good Sized Open

OUTSIDE

Plan Living /

Dining / Kitchen

25'8" x 19'3"

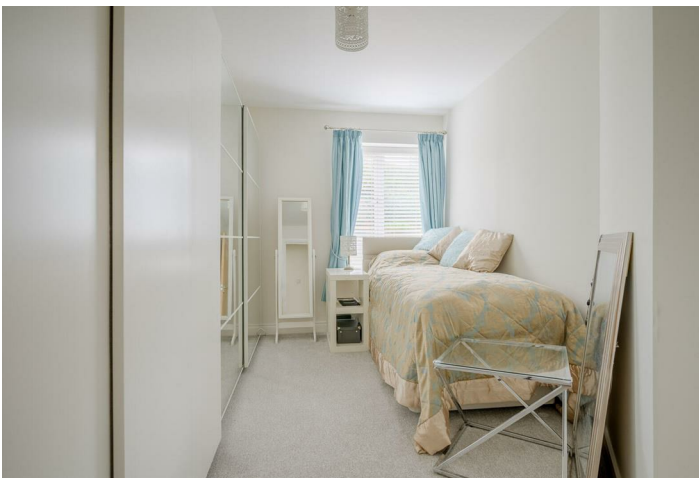
Bedroom One

11'5" x 9'1"



DIRECTIONS

Travelling from Bangor on Hamilton Road take the second turn off at the Roundabout, continue towards Ballyholme Road and Knockmarloch Manor is on your right 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 when the sun shows its face. 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		76	78
(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	

OUR BRANCHES

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