


## 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		
<b>Northern Ireland</b>	76	78
EU Directive 2002/91/EC		

**Offers Over £135,000**

## 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 drainer stainless steel sink unit 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.

### BEDROOM 2

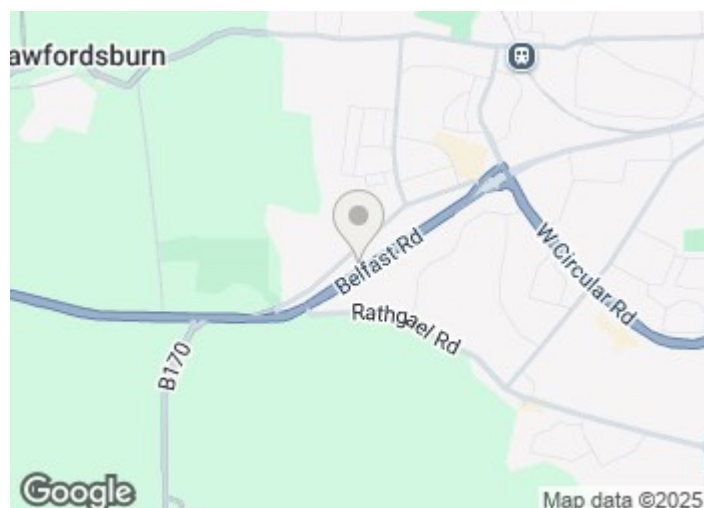
9'7" x 7'2" (2.92m x 2.18m)

### BATHROOM

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

### OUTSIDE

Communal Gardens. Car parking Space. Management Fee £600 per annum.



### Directions



Floor Plan

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