



## 84 LINEN CRESCENT

Bangor BT19 7JH

- Affordable Ground Floor Apartment
- Open Plan Kitchen/Lounge
- 1 Bedroom
- White Bathroom Suite
- Double Glazed Windows
- Gas Fired Central Heating System
- Communal Gardens and Parking
- Ideal Starter Home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

**Offers Around £95,000**

# 84 Linen Crescent

, Bangor, BT19 7JH



## ACCOMMODATION

Entrance door, double glazed window over.

## OPEN PLAN

### KITCHEN/LOUNGE

15'1" max x 14'7" max into bay (4.60m max x 4.45m max into bay)

High and low level units with roll edge work surfaces.

Stainless steel sink unit with mixer tap. Integrated 4 ring electric hob and oven. Extractor fan. Integrated fridge/freezer and washer dryer. Concealed

lighting. Tiled floor in kitchen area and parti tiled walls. 3 Double panel radiators. uPVC double glazed windows in feature bay.

## INNER HALL

Built-in cupboard. Wall mounted gas boiler. Light point.

## BEDROOM 1

10'1" x 8'2" (3.07m x 2.49m) uPVC double glazed windows. Single panel radiator.

## BATHROOM

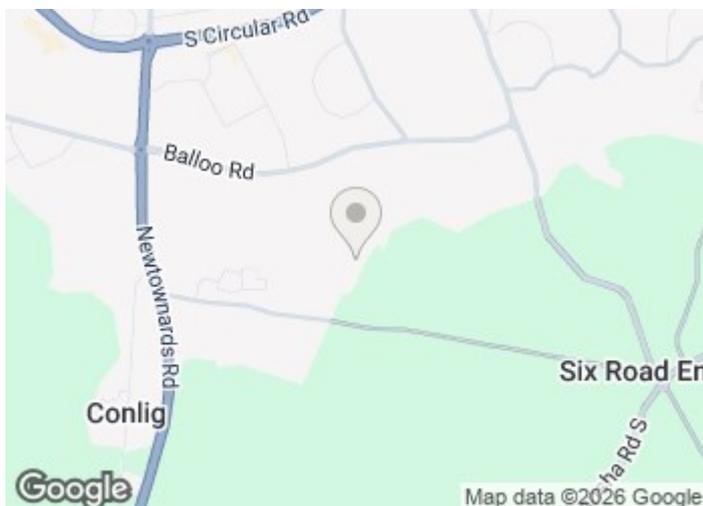
Panelled bath with mixer taps and telephone hand shower. Shower screen. Low flush W.C. Wash hand basin with mixer tap and tiled splash back. Single panel radiator. Tiled floor. uPVC double glazed window.

## OUTSIDE

Communal gardens and car parking.

## PLEASE NOTE

Management Charge: £780 per annum as at 18/11/25

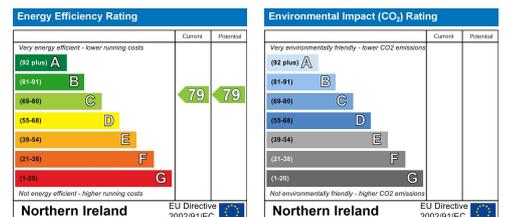


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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