



62 CENTRAL AVENUE, BANGOR, BT20 3AW

ASKING PRICE £119,950

UPS are delighted to introduce for sale this stunning fully refurbished ground floor apartment in a prime central position in Bangor. Cleverly designed to have its own front entrance door and large fully enclosed paved patio area. Deceptively spacious with a large open plan living area incorporating a delightful slate fireplace and original brick chimney breast fully restored and pointed. A sliding pocket door leads into an impressive blue shaker kitchen with new appliances. A sumptuous shower room has been created at the rear with part panelled walls, a Quadrant shower enclosure with drencher head adds to the appeal. A large double bedroom with a feature panelled wall completes the accommodation of this fine property. Much thought and effort has been put into the interior design, a farrow and ball colour scheme to the walls compliments the black radiators, LED down lights and face plates. This property is sure to appeal to a host of potential purchasers from first time buyers, to the astute investor to capitalise on the thriving rental market. A short stroll to the bus and rail station, Pickie Fun Park and the long awaited marine development are literally on your doorstep. Properties of this standard don't remain on the market long. Don't miss it !!



## Key Features

- Newly Refurbished Ground Floor Apartment
- Impressive Blue Shaker Kitchen with New Appliances
- Sumptuous Shower Room
- Open Plan Lounge
- uPVC Double Glazing
- Phoenix Gas Heating System
- Outside Paved Patio Area
- City Centre Living



### ACCOMMODATION

Composite entrance door into ...

#### LIVING ROOM

22'4" x 10'10" narrowing to 4'11"

Open fireplace with slate surround and hearth, wood mantel. Understairs storage cupboard. Swiss Krono oak strip flooring. 6 Downlights.

#### BEDROOM

13'4" x 9'3"

Swiss Krono oak strip flooring.

#### KITCHEN

9'11" x 7'0"

Range of navy high and low level cupboards and drawers with square edged work surfaces. Built-in Beko 4 ring hob and oven under. Extractor hood with integrated fan and light. Ceramic single drainer sink unit with mixer taps. Plumbed for washing machine. LVT flooring.

#### INNER PORCH

Built-in extractor fan.

#### SHOWER ROOM

Quadrant shower enclosure with drencher and thermostatic shower. Vanity unit with inset wash hand basin and mixer taps. W.C. LVT flooring. Built-in extractor fan. 2 Downlights. Black heated towel rail.

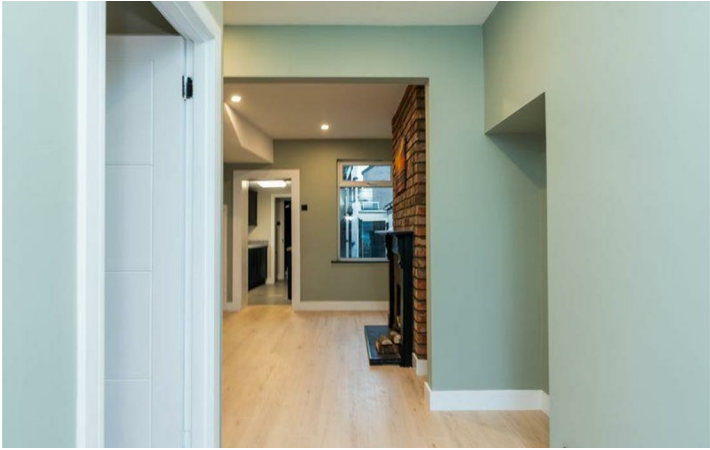
#### OUTSIDE

##### FRONT

Garden in pavestones.

##### REAR

Yard.










## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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