



## 1B SANDHURST PARK

Bangor BT20 5NU

- Spacious Ground Floor Apartment
- Well Presented Throughout
- 2 Bedrooms
- Open Plan Living / Kitchen
- Modern Shower Room
- Phoenix Gas Heating System
- uPVC Double Glazing
- Easily Maintained Gardens
- Low Outgoings
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	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		

Offers Over £260,000

# 1b Sandhurst Park , Bangor, BT20 5NU



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

LVT flooring. Built-in storage cupboard. Cornice.

## LOUNGE OPEN PLAN TO KITCHEN

23'1" x 17'11" (7.04m x 5.46m)  
Mock fireplace with electric effect stove, slate hearth and granite surround. LVT flooring. TV point. Cornice. Ceiling rose. 6 Downlights. uPVC double glazed French doors to side.

Range of modern two tone grey and navy cupboards and drawers with roll edge work surfaces. Built-in 4 ring hob and oven under. Cooker & Lewis extractor canopy with integrated fan and light. Part tiled walls. 11/2 tub single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. LVT flooring.

## BEDROOM 1

12'2" x 11'2" (3.71m x 3.40m)  
Range of built-in wardrobes. Cornice. Ceiling Rose. TV point.

## BEDROOM 2

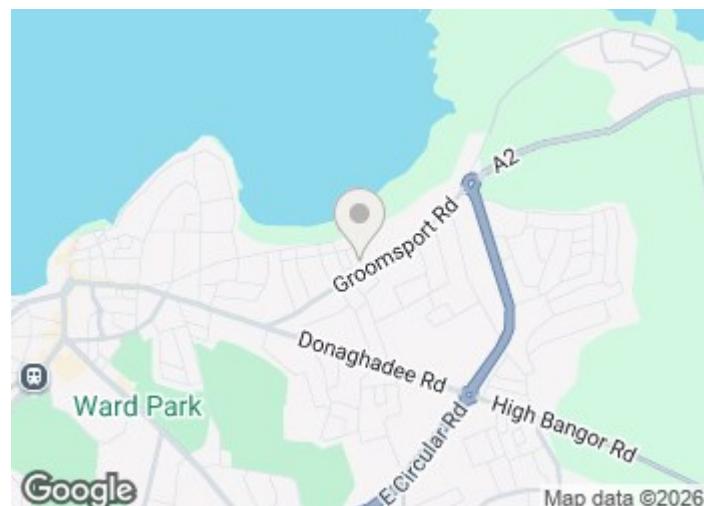
11'2" x 8'5" (3.40m x 2.57m)

## SHOWER ROOM

Walk-in shower with thermostatic shower over and drencher. Wash hand basin with mixer tap and splash back. W.C. Black heated towel rail. Part tiled walls. 3 downlights. Built-in extractor fan.

## OUTSIDE

Communal gardens: Front in stones and shrubs.  
Side: Paved patio. Lights.  
Rear: Paving. Tap.

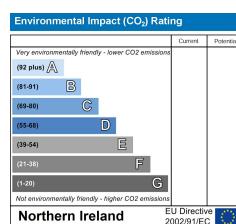
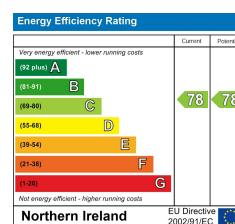


## Directions



## Floor Plan

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