

7 Dufferin Square Bangor, BT20 3FD

Offers Around £120,000



VICTORIA 
PINKERTON

victoriapinkerton.co.uk

Spacious Second Floor Apartment In Dufferin Avenue

Situated in a sought-after residential area at the top of Dufferin Avenue, this spacious second-floor apartment offers a fantastic opportunity for first-time buyers or those seeking a convenient home close to Bangor City Centre.

Accessed via a charming communal courtyard, the property boasts a bright and airy living room with double doors

opening onto a private terrace—perfect for relaxing or entertaining. The modern fitted kitchen provides ample storage and integrated appliances, while two well-proportioned bedrooms include a master with glimpses of the sea. A contemporary three-piece bathroom suite completes the accommodation, along with a useful floored loft space for additional storage.

Benefitting from double glazing throughout and gas underfloor heating, this apartment ensures comfort all year round. Just moments from Bangor's vibrant cafés, restaurants, shops, and supermarkets, this property is available with no onward chain, making it an ideal choice for a first-time buyer looking for a stylish and conveniently located home.





PROPERTY FEATURES

- Spacious Second-Floor Apartment
- Double Doors Leading To Private Terrace
- Spacious Bathroom
- Close To Local Amenities And Transport Links
- Sought After Residential Area
- Modern Fitted Kitchen With Ample Storage And Integrated Appliances
- Floored Loft Space For Additional Storage
- Bright Living Room
- Two Well-Proportioned Bedrooms And Main Bedroom With Sea Glimpses
- Double Glazing And Gas Underfloor Heating Throughout







PROPERTY MEASUREMENTS

Kitchen	11'2" x 10'4"
Living Room	10'2" x 11'2"
Inner Hallway	
Bedroom 1	16'3" x 11'6"
Bedroom 2	10'11" x 10'1"
Bathroom	
Attic	14'11" x 9'10"

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold
 Rates - Understood to be approx. £1,288 per annum
 Service Charge - TBC

Directions

Traveling along Dufferin Avenue from the Gray's Hill roundabout turn right into the Dufferin Square Car park. In the car park turn right and head for the right hand corner and the Apartment is accessed via the black courtyard door.

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

* For your information: The UK average rating is 'E50'.

 WHAT3WORDS: word.word.word

Bangor & Donaghadee
 125 Main Street, Bangor BT20 4AE
 028 9147 9393

Ballyholme
 88a Groomsport Road, Bangor BT20 5NF
 028 9147 9444

Comber & Ards
 7a The Square, Comber BT23 5DX
 028 9140 4100


VICTORIA PINKERTON

victoriapinkerton.co.uk

naei | propertymark
 PROTECTED

arla | propertymark
 PROTECTED

naei | propertymark
 COMMERCIAL

These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.