



## APT 9 THE MEWS, 160 GROOMSPORT ROAD, BANGOR, BT20 5QP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
Northern Ireland		70	77

EU Directive 2002/91/EC

OFFERS OVER £140,000



At this price this first floor apartment offers the ideal move from a larger family home whereby releasing substantial equity for future retirement etc or for those looking for an investment opportunity. Either way the successful buyer will obtain a secure comfortable home with an appealing specification in a complex of similar properties. Furthermore the property's location in an ever- popular Ballyholme suburb provides access to numerous social, recreational and public transport amenities that enhance the potential lifestyle of the owner of this delightful property.



## Key Features

- First Floor Apartment
- 2 Bedrooms
- Spacious Lounge
- Oak Kitchen
- Shower Room
- Economy 7 Heating System
- uPVC Double Glazing
- Garage
- Immediate Possession



### ACCOMMODATION

Entrance door into ...

### ENTRANCE HALL

Unidare Economy 7 storage heater. Built-in double wardrobe with cloak space. Telephone point. Laminated wood floor.

### LOUNGE

23'2" x 11'5"

Open fireplace with tiled surround and hearth. 2 Unidare Economy 7 storage heaters. Cornice. Telephone and TV point. Laminated wood floor.

### KITCHEN

8'5" x 7'11"

Range of high and low level cupboards and drawers with roll edge work surfaces. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Built-in 4 ring hob and double oven under. Built-in extractor fan. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. Concealed lighting.

### BEDROOM 1

11'5" x 10'9"

Laminated wood floor. Built-in double wardrobe.

### BEDROOM 2

11'5" x 7'2"

Laminated wood floor.

### SHOWER ROOM

Comprising: Shower cubicle with Mira 723 electric shower unit. Vanity unit with inset wash hand basin. W.C. Part tiled walls. Ceramic tiled floor.

### ROOFSPACE

Slingsby ladder.

### OUTSIDE

Communal gardens.

### GARAGE

17'8" x 9'5"

Up and over door.

### PLEASE NOTE

Management Charge: Approximately £85.00 per month





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 Partner Jonathan Collins on .

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. 17806439**

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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