



# 54 LINEN CRESCENT

Bangor, BT19 7JH

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*Offers around* **£115,000**



APARTMENT | 2  | 1  | 1 

This is a fantastic opportunity for first time buyer, young professional couple or investor alike to purchase a modern duplex first floor apartment located within this popular residential development.

## KEY FEATURES

- Modern First Floor Duplex Apartment with Own Front Door
- Well Presented Throughout
- Open Plan Kitchen/Living/Dining Room with uPVC Double Glazed Door to Balcony
- Kitchen with Excellent Range of Integrated Appliances
- Ground Floor WC
- Two Well Appointed Bedrooms
- Bathroom with Modern White Suite
- Communal Parking
- Gas Fired Central Heating
- uPVC Double Glazing
- Ideally Suited to the First Time Buyer, Professional Couple or Investor alike



## ROOM DETAILS

### *First Floor*

- Reception Hall
- Kitchen/Living/Dining Area  
17' 3" x 15' 2"
- Downstairs WC

### *Second Floor*

- Bedroom One  
11' 5" x 10' 0"
- Bedroom Two  
11' 0" x 7' 0"
- Bathroom



## DIRECTIONS

*Travelling along the Balloo Road turn into Rathgael Parade which becomes Linen Crescent and Number 54 is located on your right hand side just past the Green.*



## THE LOCAL AREA

*Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.*

*Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.*



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54		
21-38		
1-20		
Very energy efficient - lower running costs	79	80
NOT energy efficient - higher running costs		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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