



This luxury first floor apartment is situated in a most desirable position within walking distance from Bangor Marina, many coastal walks and conveniently located close to Bangor's bustling town centre with its variety of shops, restaurants and also the railway halt at Bangor West. Internally the accommodation is both bright and spacious, offering low maintenance, secure, modern living ideally suited to both the young professional or the retired couple alike. Of particular note is the spacious living/dining room with direct access to the balcony and two well proportioned bedrooms, ensuite and bathroom. There will be instant demand for such a property with so much on offer, we therefore have no hesitation in recommending early internal inspection as first floor apartments in this locality are in short supply.

**Offers Around
£179,500**

Apt 2 Laurel Villas,
43 Ranfurly Avenue,
Bangor,
BT20 3SJ

Viewing by
appointment with
& through agent
028 9042 4747

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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Apt 2 Laurel Villas,
43 Ranfurly Avenue,
Bangor, BT20 3SJ

Property Features

First Floor Apartment in Most Prestigious Residential Location

Two Double Bedrooms, Master with Ensuite Shower Room

Spacious Lounge/Dining Room with Access to Balcony

Contemporary, High Gloss Kitchen with Range of Appliances

Gas Fired Central Heating / uPVC Double Glazing

Modern Bathroom Suite

Residents Parking / Lift Access

Location:

Ranfurly Avenue runs between Maxwell Road and Farnham Road off the Bryansburn Road.

Property Comprises

Ground Floor

COMMUNAL ENTRANCE HALL

ENTRANCE HALL: Cloaks cupboard, gas fired boiler, utility cupboard with plumbing for washing machine.

LOUNGE/DINING: 23' 11" x 15' 3" (7.29m x 4.65m) Into bay. Patio door to railed balcony.

KITCHEN: Single drainer sink unit with mixer tap, range of high and low level units, formica round edge work surfaces, built-in under oven, 4-ring gas hob, stainless steel extractor above with glass canopy, Integrated fridge freezer, integrated dishwasher, tiled walls, ceramic tiled floor, recessed down lighting.

MASTER BEDROOM: 13' 4" x 12' 2" (4.06m x 3.71m)

ENSUITE SHOWER ROOM: White suite comprising fully tiled shower cubicle with mains shower, wc with concealed cistern, pedestal wash hand basin with mixer tap, towel radiator, recessed down lighting, ceramic tiled floor, tiled walls, extractor fan.

BEDROOM (2): 14' 7" x 9' 7" (4.44m x 2.92m)

BATHROOM: White suite comprising panelled bath with mixer tap, pedestal wash hand basin, dual flush wc, towel radiator, extractor fan, fully tiled walls, ceramic tiled floor.

Outside

Resident parking.

