

# For Sale

SimonBrien

Offers Over: £190,000



28 & 28A Grays Hill  
Bangor,  
BT20 3BB

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#### KEY FEATURES

- Superb retail ground floor retail unit and two bedroom first floor apartment
- Bright and spacious accommodation throughout both properties
- Located in well established area within walking distance to Queens Parade, Bangor Main Street, Marina and Pickie Fun Park
- Retail unit offers two spacious areas with separate kitchen, storage area to rear
- Luxury two bedroom apartment set over first and second floor
- Living room with open fire
- Kitchen with range of integrated appliances
- Two shower rooms with white suites
- Gas central heating
- Double glazed windows
- Excellent investment opportunity in the heart of Bangor City Centre

#### SUMMARY

##### Location

The property is situated with Bangor Town centre approximately 13 miles southeast of Belfast. The property is located on the eastern side of Gray's Hill close to its junction with the Queen's Parade and is within 5 minutes walking distance of the prime retail area at Main Street as well as Bangor Marina, Seafront and Pickie Fun Park.

##### Description

The property comprises an attractive large period property with the accommodation arranged over ground floor and 3 further floors accessing the two bedroom apartment above, all benefitting from excellent natural light and good floor to ceiling heights with making for attractive .

The building is of masonry construction, incorporating aluminium front window at ground floor shop front level, with uPVC double glazing to all remaining windows on the upper levels. The ground and first floors are each arranged as split levels with access front both shop and apartment to the rear courtyard garden. Internally the property is finished to include many original period finishes including roof beams and high ceilings with cornice.

##### Accommodation

No. 28 comprises two open shops spaces with kitchenette and large store/kitchen area with range of fitted units, separate WC and access to enclosed rear yard.

No. 28a is accessed via the shared entrance hallway leading to its own private hallway. The internal accommodation is over the first and second floor including kitchen, with range of fitted units and appliances and access to enclosed rear yard, shower room, spacious living room with open fire and bedroom two. On the second floor is the main bedroom and shower room with range of fitted robes.

Overall, this is a superb opportunity in a well established area which is about to see significant investment in the coming months with the redevelopment of Bangor's of Queens Parade and we would highly recommend an inspection to appreciate this investment opportunity.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### ENTRANCE HALL:

**3' 5" x 3' 4" (1.04m x 1.02m)**

Hardwood front door with glazed aluminium door into No 28.

##### SHOP ROOM 1:

**12' 9" x 10' 9" (3.89m x 3.28m)**

Wood effect laminate flooring, corniced ceiling, picture rail. Archway through to Room 2.



##### SHOP ROOM 2:

**11' 1" x 11' 3" (3.38m x 3.43m)**

Wood effect laminate flooring.

##### KITCHENETTE:

Breakfast bar, shelving, stainless steel sink unit with mixer tap. Through to Rear Store/Kitchen area.

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**REAR STORE/KITCHEN AREA:  
16' 2" x 11' 7" (4.93m x 3.53m)**

Kitchen area including high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, laminate wood flooring, triple velux windows, recessed lighting, glazed uPVC door to rear patio.

**WC UNDER STAIRS:  
5' 7" x 2' 11" (1.7m x 0.89m)**

Low flush WC, ceramic tiled floor, semi pedestal sink unit with tiled splashback and mixer taps, extractor fan.

**28A.**

**ENTRANCE HALL:  
13' 1" x 3' 4" (3.99m x 1.02m)**

Wood effect laminate flooring. Stairs to First Floor.

**FIRST FLOOR RETURN**

**KITCHEN:  
13' 5" x 7' 3" (4.09m x 2.21m)**

Range of high and low level units, integrated Beko 4 ring ceramic hob and Beko electric oven, single drainer sink unit with mixer taps, recess for fridge freezer, glazed uPVC door to rear steps to rear patio garden, partially tiled walls, integrated extractor hood.

**SHOWER ROOM:  
6' 0" x 4' 2" (1.83m x 1.27m) At widest points.**

Fully tiled shower cubicle with thermostatic shower unit, low flush WC, pedestal wash hand basin, mixer taps, tiled splashback, chrome heated towel rail, extractor fan.



**FIRST FLOOR**

**LIVING ROOM:**  
14' 9" x 12' 11" (4.5m x 3.94m)

Open fire with carved painted wood surround, cast iron and tiled inset and hearth, corniced ceiling, laminate wood effect flooring.



**SHOWER ROOM:**  
11' 11" x 8' 3" (3.63m x 2.51m)

Fully tiled walk in shower cubicle with thermostatic shower unit, pedestal wash hand basin, mixer taps and tiled splashback, low flush WC, range of built in robes with hanging rail and shelving, velux window, extractor fan, Ideal combi gas boiler.



**BEDROOM (2):**  
11' 11" x 8' 8" (3.63m x 2.64m)

Laminate wood effect flooring, built in robe with hanging rail and shelving.

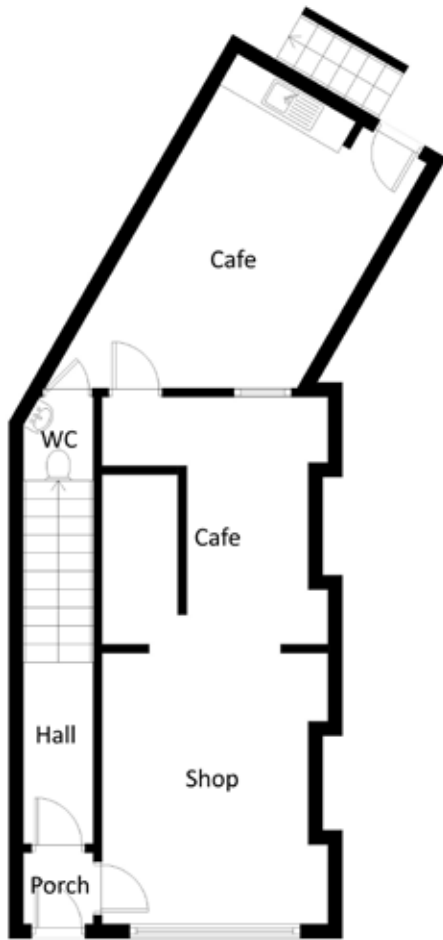


**SECOND FLOOR**

**BEDROOM (1):**  
14' 0" x 12' 11" (4.27m x 3.94m)

Wood effect laminate flooring, exposed beam.





**28 Grays Hill, Bangor (Ground Floor)**  
Plans for illustrative Purposes Only



**28 Grays Hill, Bangor (1st Floor)**  
Plans for illustrative Purposes Only

## VALUER

**Ryan McAvoy**

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## MORTGAGE ADVICE

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