

**simonBRIEN**  
RESIDENTIAL

1 Maralin Avenue,  
Bangor, BT20 4RQ



Asking Price £320,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Excellent red brick detached property in highly desirable residential location
- Close proximity to amenities including shops, restaurants, schools, cafes, Ward Park and Bangor Golf Club
- Three principal reception rooms including drawing room, living room and dining room
- Luxury fitted kitchen with range of integrated appliances
- Cloaks with WC and external utility area
- Three double bedrooms on first floor, master with range of built in furniture
- Spacious bathroom with contemporary white suite offering bath and separate walk in shower
- Driveway car parking for multiple cars leading to detached garage
- Gardens in lawn to front and side with flowerbeds, trees and shrubs
- Gas fired central heating / uPVC double glazed windows

## SUMMARY

Located in this high desirable residential area this detached residence offers a fantastic opportunity to purchase an attractive property with an abundance of character and in close proximity to many amenities including Bangor Town Centre, Ward Park, Bangor Golf Club, leading schools, shops, cafes and restaurants.

The property has recently had some renovation works and offers bright and spacious accommodation throughout comprising three principle reception rooms, drawing room with open fire, living room with wood burning stove and dining room open to kitchen and access onto raised deck for enjoying sunnier days. The property also benefits from impressive conservatory entrance, downstairs cloaks with WC and external utility area on the ground floor. Upstairs there are three double bedrooms and large bathroom with contemporary white suite including bath and separate walk in shower.

Externally the property offers further space and privacy with gardens in lawn to front and side bordered with flowerbeds offering colour all year round and driveway car parking for multiple cars leading to detached garage. The property also benefits from gas fired central heating, uPVC double glazed windows. A viewing is thoroughly recommended to appreciate this fine home in its highly convenient location.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

#### GLAZED ENTRANCE PORCH:

**10' 11" x 10' 11" (3.33m x 3.33m) At widest points.**

Glazed hardwood front door and ceramic tiled floor into:

#### ENTRANCE HALL:

**10' 9" x 6' 3" (3.28m x 1.91m)**

#### CLOAKROOM:

(Under stairs) Low flush WC and semi pedestal sink unit with tiled splashback, recessed lighting, ceramic tiled floor, storage cupboard.

#### DRAWING ROOM:

**15' 1" x 14' 4" (4.6m x 4.37m)**

Corniced ceiling, wired for wall lighting, open fire with carved sandstone surround, cast iron inset and marble hearth.







**LIVING ROOM:**

**13' 0" x 11' 7" (3.96m x 3.53m)**

Arrow wood burning stove with inglenook style fireplace, brick surround and quarry tiled hearth, corniced ceiling, glazed door through to:



**DINING SPACE:**

**11' 8" x 8' 6" (3.56m x 2.59m)**

Chinese slate floor, wired for wall lighting, glazed PVC door to outdoor deck, archway through to:

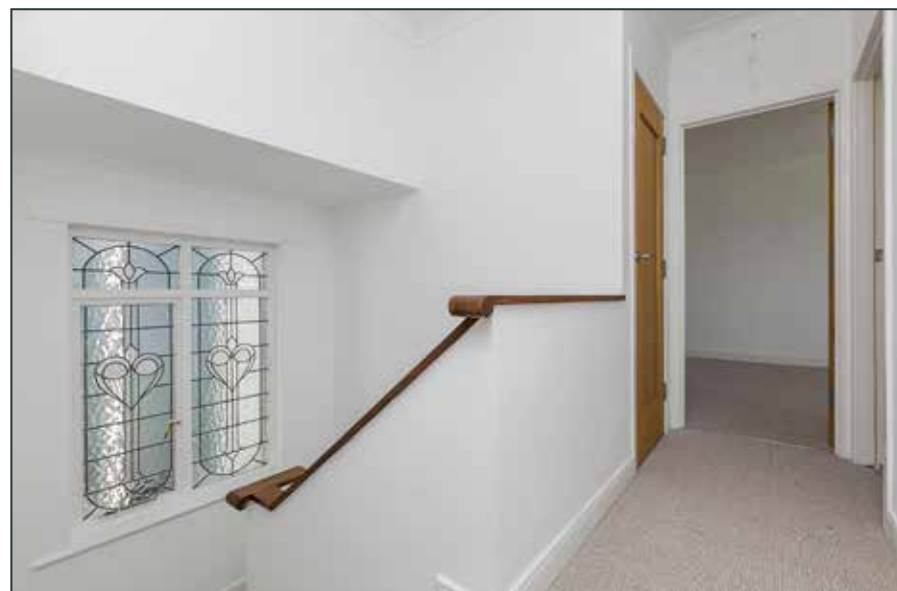
**KITCHEN:**

**12' 7" x 8' 0" (3.84m x 2.44m)**

Excellent range of high and low level units, integrated Bosch 4 ring ceramic hob and Bosch electric oven, integrated fridge freezer, Smeg dishwasher, under cupboard lighting, granite worktops, glazed display cupboards, feature LED floor lighting, Chinese slate floor, corniced ceiling, granite worktops and upstands.







Stairs to:

### FIRST FLOOR

#### LANDING:

Corniced ceiling, access to roofspace. Hotpress with slatted shelving and radiator



### BEDROOM (3):

9' 10" x 7' 9" (3m x 2.36m)  
Corniced ceiling.



### BEDROOM (1):

14' 2" x 11' 7" (4.32m x 3.53m)

Corniced ceiling. Range of built in wardrobes with hanging rails and shelving, bedside cabinets.



### BEDROOM (2):

15' 1" x 10' 11" (4.6m x 3.33m)

Corniced ceiling.



### BATHROOM:

8' 3" x 6' 10" (2.51m x 2.08m)

Luxury white suite comprising of fully tiled walk in shower cubicle with thermostatic shower unit and dual shower head, tiled panelled bath, Duravit Happy D vanity sink unit with built in storage and mixer taps, low flush WC, fully tiled walls, ceramic tiled floor, corniced ceiling, extractor fan, feature leaded glazed windows.





## OUTSIDE

### DETACHED GARAGE:

14' 10" x 10' 11" (4.52m x 3.33m)

Up and over door, light and power.

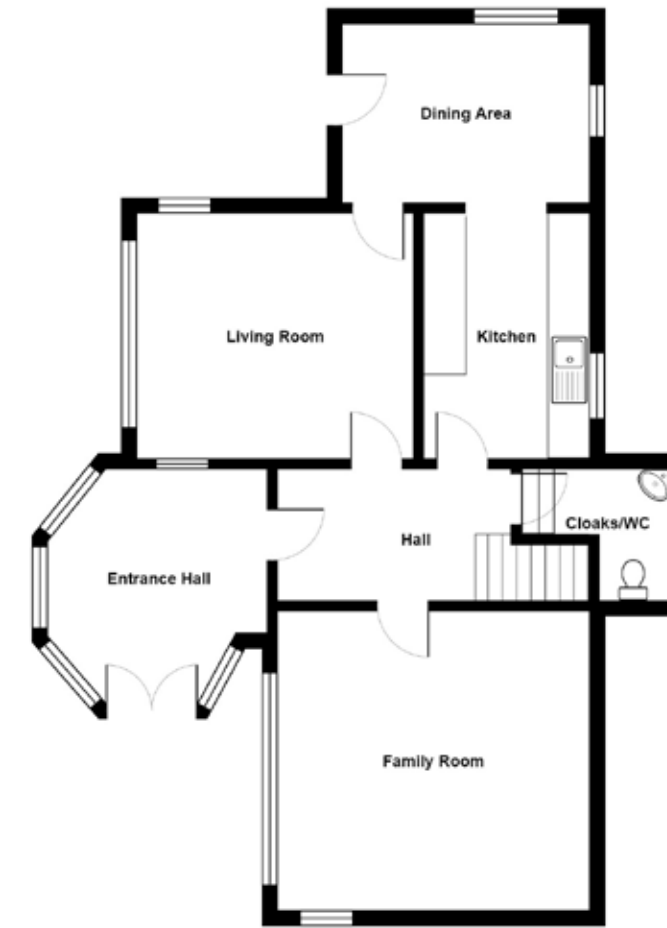
### UTILITY/BOILER HOUSE:

Glazed uPVC door, Ideal Logik Plus combi gas boiler, lighting, plumbed for washing machine and tumble dryer.

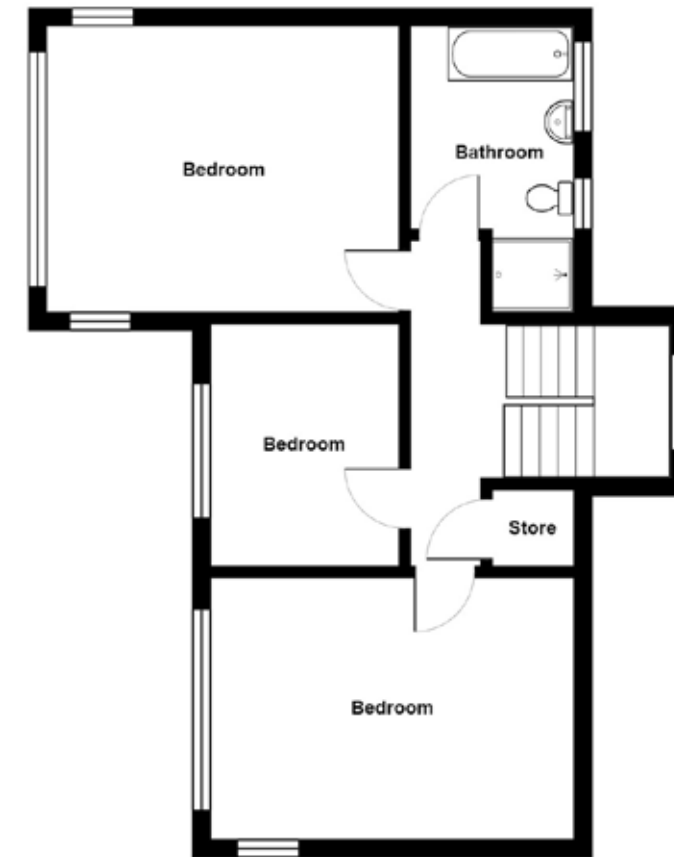
Driveway car parking leading to front door access, spacious gardens in lawns with fence and wall boundaries front and rear, multiple flowerbeds with trees and shrubs to front side and rear, gardens in lawns, additional raised deck for entertaining and enjoying summer evenings accessed off kitchen/dining area.







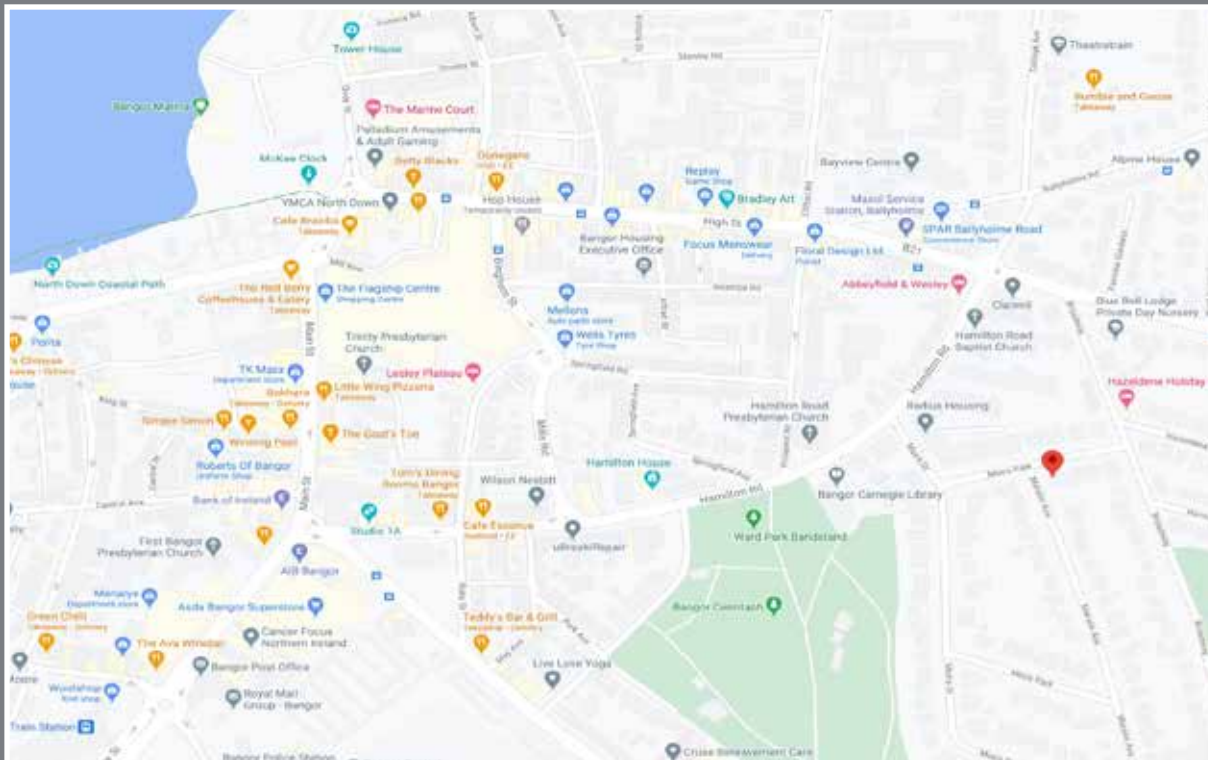
Ground Floor



First Floor



# Location



From Donaghadee Road, travelling out of Bangor, turn right onto Broadway and right again onto Moira Park. Then take the first left onto Maralin Avenue. The property is the first on the left hand side.

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: DB/K/20/AN



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	67	67
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		

EPC REF: 0759-4033-0291-7708-2910

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