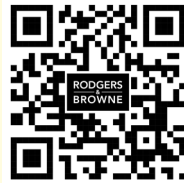


# RODGERS & BROWNE



11 Maralin Avenue  
Bangor, BT20 4RQ

*offers around £395,000*

**SOLD**



## *The Owners' Perspective...*

Every window of our home frames a picturesque view of Bangor, ensuring you are greeted with a visual treat every time you gaze outside.

Situated in a quiet residential area, close to Bangor Golf Club, it provides the perfect combination of convenience, tranquility, and natural beauty whilst being incredibly convenient, with a range of local shops, cafes, and restaurants just a short walk away providing everything you need for day-to-day living. It is also within easy reach of several top-rated schools, making it the perfect choice for families. The bus and train Station is only 10 minutes away by foot. Whether you're looking to explore the natural beauty of the coast, take a stroll through Ward Park, or simply relax in the peace and quiet of your own garden, number 11 has it all.

We feel incredibly lucky to call this place home and we're sure you will too.



**76 High Street, Hollywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS





Drawing room



Drawing room



Entrance hall

### *The facts you need to know...*

Well-presented detached family home with four bedrooms within walking distance of shops, restaurants and amenities in Bangor City Centre

Three generous reception rooms plus dining kitchen, downstairs shower room and utility provide generous living space

Well equipped kitchen with extensive storage and display options plus additional space in utility room and rear hall

Beautiful panoramic views from upstairs over Bangor Bay and Belfast Lough

Lovely mature gardens with timber decking and paved patio area

Ample parking space provided with driveway and detached garage

Double glazed windows and oil fired heating system

Within walking distance of the Ward Park and Bangor Carnegie Library

Close to several primary and secondary schools making it ideal for families

Offered for sale as a chain free property

Rare opportunity to buy in this much loved location





Kitchen



Dining room



Kitchen



Living room

## *The property comprises...*

### GROUND FLOOR

#### ENTRANCE PORCH

Hardwood front door with side lights. Tiled floor, glazed door to inside.

#### ENTRANCE HALL

Stairs to first floor. Recessed spotlights.

#### LIVING ROOM

13' 1" x 11' 11" (3.99m x 3.63m)

Stone fireplace with granite inset and hearth with gas fire.

#### DRAWING ROOM

12' 8" x 20' 7" (3.86m x 6.27m)

Fireplace with marble surround and hearth, wooden mantel piece and gas fire inset, glazed double doors to:

#### DINING ROOM

13' 8" x 12' 6" (4.17m x 3.81m)

Sliding double glazed doors to outside. Laminate wooden floor, Door to utility room.

#### SHOWER ROOM

Stairs down to three piece white suite comprising vanity basin with mixer tap, fully tiled shower cubicle with electric shower and low flush wc. Heated towel radiator, recessed spotlighting, fully tiled walls, tiled floor.

#### KITCHEN WITH CASUAL DINING AREA

22' 10" x 13' 0" (6.96m x 3.96m)

Excellent range of high and low level solid wood units with stone effect worktops and glazed display units and open shelving, one and a half stainless steel single drainer sink unit with mixer tap. Under counter fridge and freezer, integrated electric double oven and four ring ceramic hob with concealed extractor fan above, integrated dishwasher, recessed spotlighting, fully tiled floor, part tiled walls, wood tongue and groove ceiling, glazed door to:

#### UTILITY ROOM

7' 1" x 7' 4" (at widest points) (2.16m x 2.24m)

Range of low level units with laminate worktops, larder cupboard, tiled floor, part tiled walls. Glazed door to kitchen. Double glazed double doors to outside.

#### REAR HALL

Plumbed for washing machine and gas tumble dryer, wood tongue and groove ceiling, glazed door to cupboard with shelving and storage space. Fully tiled walls, tiled floor, Glazed door to driveway.





Bedroom one

First Floor

LANDING

Two separate storage cupboards with shelves. Access to floored roofspace via Slingsby type aluminium ladder.

BATHROOM

8’ 1” x 5’ 7” (2.46m x 1.7m)  
White suite comprising panelled bath with mixer tap and Aqualisa shower, semi pedestal basin with mixer tap, illuminated mirror, chrome heated towel radiator, recessed spotlighting, fully tiled walls, tiled floor.

SEPARATE WC

Low flush wc, fully tiled walls, tiled floor, recessed spotlighting.

BEDROOM (1)

12’ 1” x 13’ 1” (3.68m x 3.99m)

BEDROOM (2)

13’ 1” x 11’ 11” (3.99m x 3.63m)

BEDROOM (3)

9’ 11” x 8’ 2” (3.02m x 2.49m)

BEDROOM (4)

6’ 11” x 12’ 0” (2.11m x 3.66m) Laminate floor.

Outside

GARAGE

19’ 0” x 11’ 3” (5.79m x 3.43m) Roller up and over door. Oil boiler. Light.

OUTHOUSE

8’ 6” x 9’ 6” (2.59m x 2.9m)

Wall enclosed garden laid in lawns and flowerbeds and with side access to the rear. Rear garden laid in lawns, with timber decking and paved patio area. Gated driveway with parking for four plus cars. Summer house. Enclosed PVC oil storage tank. PVC soffits and fascia. Tap and lights.



Bedroom two



Downstairs shower room



Bedroom three



Bathroom

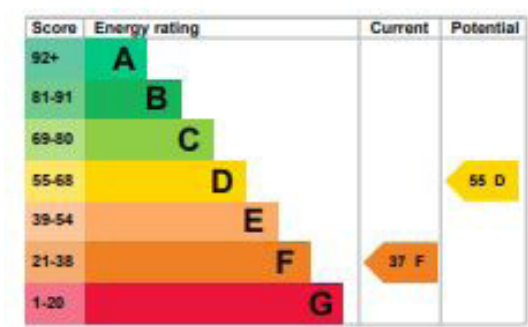
Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no ‘pass’ or ‘fail’ level.

An EPC currently has a ‘life’ of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [roddersandbrowne.co.uk](http://roddersandbrowne.co.uk).

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

LEASEHOLD

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023/2024 is £2,352.24.

VIEWING

By appointment with **RODDERS & BROWNE**.

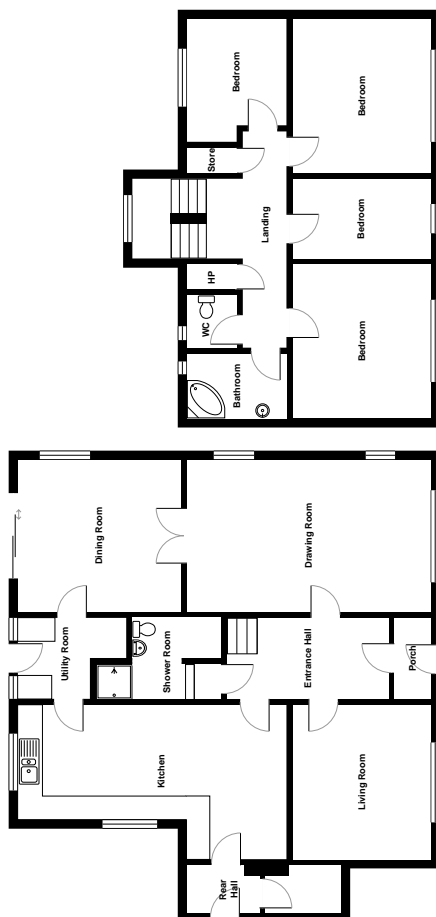


## Location

Travelling along Hamilton Road turn left into Moria Drive, left again into Moira Park and then right into Maralin Avenue. No 11 is on the left hand side.



## Floor plan



Total Area: 180.4 m<sup>2</sup> ... 1941 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

**RODGERS  
&  
BROWNE**

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Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

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