



Occupying a generous site, this superb detached home is set at the top of a cul-de-sac within this popular residential location. It has been extended to the ground floor and offers a wealth of family accommodation comprising cloakroom suite, lounge, family room, dining room, office, kitchen, utility room, four bedrooms – master with ensuite facilities and family bathroom. Outside there is a detached double garage and generous gardens to front side and rear. This home has been beautifully maintained by the present and only owners and offers many extras including solid wood flooring to lounge, integrated appliances in kitchen, tasteful décor throughout, private rear garden and generous parking to front for up to four cars.

Convenient to local shops, café, nursery facilities, Kilmaine and Ballymagee Primary and Bangor Grammar School, while Bangor town centre and Bloomfield shopping centre are a short car ride away, as are the ring roads for those commuting to Belfast.

We would expect demand to be high for this fine home and internal viewing is a must to appreciate all it has to offer.

Offers Around  
£275,000

41 Marlo Heights,  
Bangor,  
BT19 6NQ

---

Viewing by  
appointment with  
& through agent  
028 9042 4747



- Detached Family Home Presented to the Highest Standard Throughout
- Lounge / Dining Room / Family Room / Study
- Kitchen with Two Tone Units Incorporating Integrated Appliances
- Utility Room / Cloakroom Suite
- Four First Floor Bedrooms - Master With En-Suite Shower Room
- Family Bathroom with Roll Top Bath and Separate Shower
- Oil Fired Central Heating / Pressurised Water System / Double Glazing
- Pine Skirting and Architraves
- Large Detached Garage / Ample Off Road Parking
- Gardens to Front and Enclosed to Rear

## The Property Comprises:

Entrance

ENTRANCE PORCH:

Ground Floor

ENTRANCE HALL: Tiled floor, understairs storage.

CLOAKROOM WC: White suite comprising vanity basin with mixer tap and storage under, low flush wc, tiled floor, heated towel radiator, extractor fan.





LOUNGE: 17' 3" x 12' 7" (5.26m x 3.84m) Cast iron fire place with polished stone surround, solid wood flooring, cornice ceiling.



DINING ROOM: 12' 7" x 10' 7" (3.84m x 3.23m) Tiled floor.

OFFICE: 12' 8" x 6' 6" (3.86m x 1.98m)



FAMILY ROOM: 12' 5" x 9' 10" (3.78m x 3m) Laminate wood flooring, sliding doors to garden.



KITCHEN: 13' 2" x 12' 8" (4.01m x 3.86m) Inset 1.5 stainless steel sink unit with mixer tap, range of high and low level units, granite work surfaces, built-in split level double oven and ceramic hob unit, stainless steel extractor hood, integrated dishwasher, plumbed for American style fridge / freezer, Island unit, recessed down lighting.

UTILITY ROOM: 8' 5" x 5' 2" (2.57m x 1.57m) Single drainer stainless steel sink unit with mixer tap, range of cupboards, plumbed for washing machine, heated towel radiator.

BOILER ROOM: Pressurised water system, oil fired boiler.





## First Floor

MASTER BEDROOM: 17' 5" x 12' 9" (5.31m x 3.89m). Vaulted ceiling with down lighting, French door to balconette.

ENSUITE SHOWER ROOM: White suite comprising pedestal wash hand basin with mixer tap, low flush wc, fully tiled Quadrant shower cubicle, wall tiling, tiled floor, extractor fan, heated towel radiator.





BEDROOM (2): 16' 9" x 11' 4" (5.11m x 3.45m) Laminate wood flooring.

BEDROOM (3): 11' 10" x 11' 4" (3.61m x 3.45m) Laminate wood flooring.

BEDROOM (4): 10' 0" x 9' 9" (3.05m x 2.97m)



BATHROOM: White suite comprising roll top bath with mixer tap, pedestal wash hand basin with mixer tap, large fully tiled walk-in shower with thermostatically controlled shower unit, tiled floor, recessed down lighting, heated towel radiator, extractor fan.

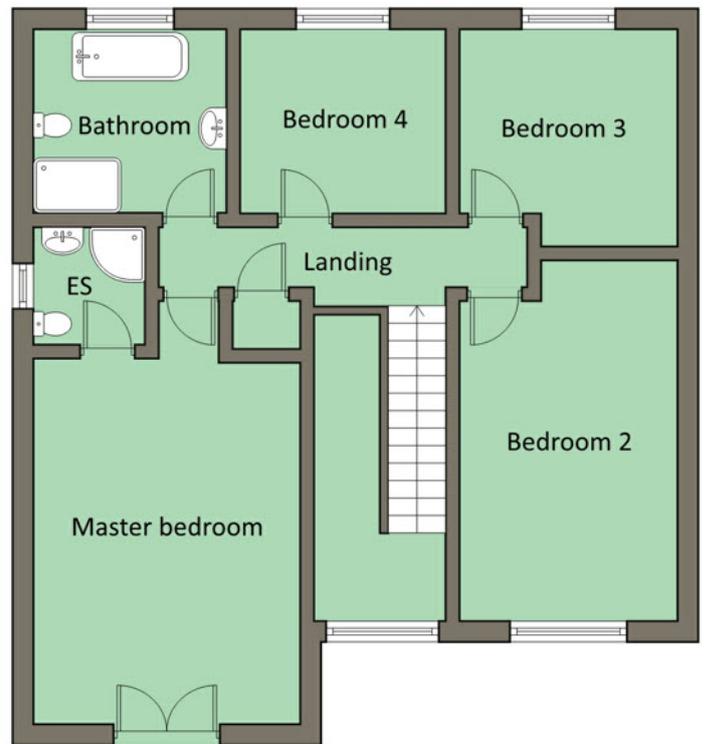




## Floor Plans



**Ground Floor**



**First Floor**

### Outside

DETACHED GARAGE: 18' 8" x 16' 0" (5.70m x 4.88m) Electric roller door, light and power, loft storage.

Brick paviour driveway with generous off road parking.

Shed behind garage.

Generous site with enclosed rear garden laid out in lawns, flowerbeds, decking and paved patio area.

Outside lighting and water taps.

Telephone 028 9042 4747

[www.templetonrobinson.com](http://www.templetonrobinson.com)

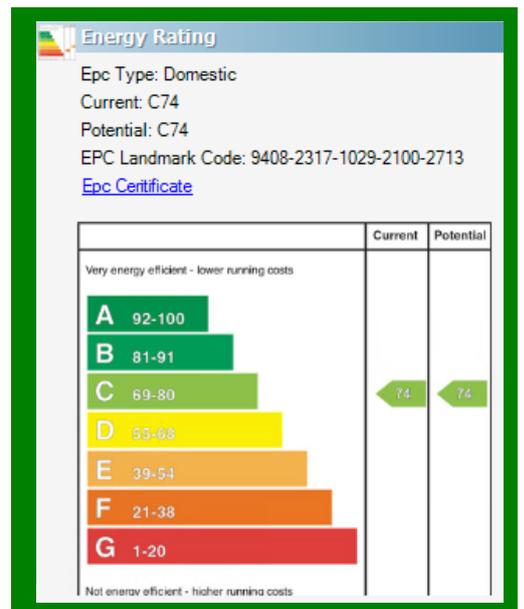


## Location:

From East Circular Road into Robinson Road, take first left into Marlo Park, continue left into Marlo Heights.

- 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](http://www.templetonrobinson.com)



With You Every **Step** of the Way

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

