



37 RANFURLY AVENUE

Bangor BT20 3SJ

- Detached Family Home enjoying a quiet secluded position
- Extremely well presented throughout
- Lounge, Living Room and Sunroom
- 3 Well proportioned Bedrooms - Master with ensuite Shower Room
- Home Office / 4th bedroom
- Luxury white Bathroom suite / Ground floor washroom
- uPVC double glazed windows / Gas fired central heating
- Integral Garage / Access by Private Driveway with Ample Parking for Several Cars
- Delightful gardens in lawns, patio areas with feature lighting
- Large Roofspace suitable for further development

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	64	72
		EU Directive 2002/91/EC

Asking Price £495,000

37 Ranfurly Avenue

, Bangor, BT20 3SJ



ACCOMMODATION

Enclosed tiled entrance porch: Glazed inner door.

ENTRANCE HALL

Solid wood flooring.

WASH ROOM

Oak vanity unit with inset wash hand basin and mixer tap. W.C. Storage cupboard under stairs.

LOUNGE

19'8" x 14'0" (into bay) (5.99m x 4.27m (into bay))
Galaxy Granite fireplace with stainless steel inset and gas fire. Corniced ceiling. Low voltage spotlighting. Solid wood flooring.

LIVING ROOM

13'5" x 12'0" (4.09m x 3.66m)
Corniced ceiling. Low voltage spotlighting. Solid wood flooring. Exposed brick and glass block archway to

KITCHEN

14'9" x 9'8" (4.50m x 2.95m)
Ivory kitchen with excellent range of high and low level units with granite work surfaces. 11/2 bowl stainless steel sink unit with mixer taps and granite drainer. Integrated dishwasher. 4 ring ceramic hob and double oven. Stainless steel extractor fan and canopy. Space for fridge/freezer. Part tiled walls. Ceramic tiled floor. Low voltage spotlighting.

SUN ROOM

13'9" x 12'0" (4.19m x 3.66m)
Italian porcelain tiled floor. Vaulted solid oak ceiling. Double doors to patio/garden.

SERVICE DOOR TO GARAGE

STAIRS TO FIRST FLOOR LANDING

Access to roofspace via Slingsby type ladder.

MASTER BEDROOM

14'0" x 12'0" (4.27m x 3.66m)
Built-in robe. Low voltage spotlighting.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with rain shower head. Low flush W.C. Vanity unit with circular wash hand basin. Built-in robes. Part tiled walls. Ceramic tiled floor.

BEDROOM 2

11'10" x 9'11" (3.61m x 3.02m)
Laminate wood flooring. Built-in robe. Vanity unit.

BEDROOM 3

11'6" x 9'11" (3.51m x 3.02m)
Double built-in robe.

HOME OFFICE / POTENTIAL 4TH BEDROOM

12'1" x 9'2" (3.68m x 2.79m)
Oak laminate wood flooring. Velux roof window.

BATHROOM

White suite comprising: Tiled panelled bath with

mixer taps and telephone hand shower attachment. Vanity unit with inset wash hand basin. Low flush W.C. Ceramic tiled floor. Fully tiled walls. Low voltage spotlighting.

OUTSIDE

INTEGRAL GARAGE

16'8" x 12'0" (5.08m x 3.66m)
Roller door. Gas fired boiler. Plumbed for washing machine.

FRONT

Garden laid in lawns with mature ornamental fir trees and shrubs. Standard Victorian lamp post and ample car parking for several cars, boat or motor home. Tarmac driveway. Light.

REAR

Fully enclosed private rear garden laid in lawns. Tobermore paved patio. Wide variety of shrubs, plants etc. Tap. Lights.



Directions

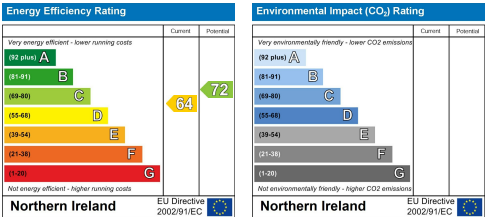


Floor Plan

37, Ranfurly Avenue, BANGOR, BT20 3SJ



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