



## 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		64	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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. 1 1/2 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

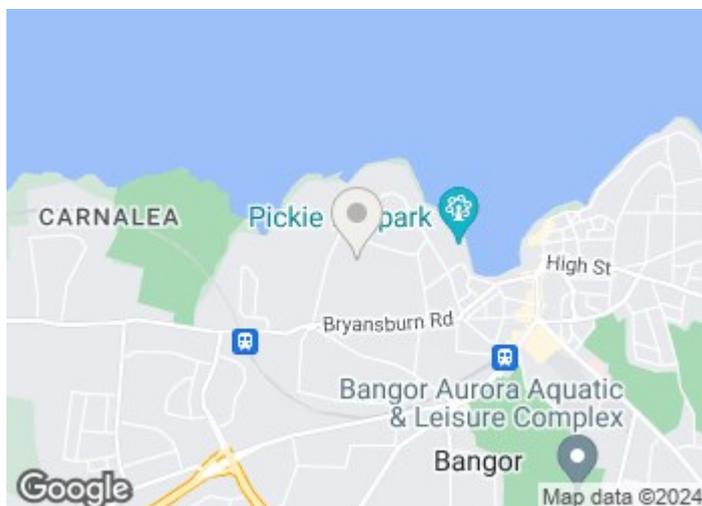
16'8" x 12'0" (5.08m x 3.66m)  
Roller door. Gas fired boiler. Plumbed for washing machine.

## 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



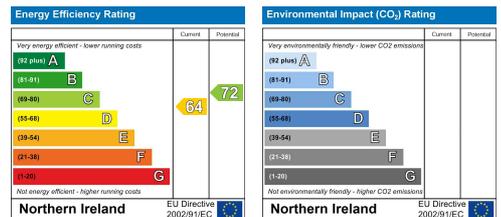
# Floor Plan

37, Ranfurly Avenue, BANGOR, BT20 3SJ



Total Area: 172.2 m<sup>2</sup> ... 1853 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200  
BALLYHACKAMORE  
028 9047 1515  
BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155  
BANGOR  
028 9127 1185  
CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432  
CAVEHILL  
028 9072 9270  
DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264  
GLENGORMLEY  
028 9083 3295  
MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444  
RENTAL DIVISION  
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)  
©Ulster Property Sales is a Registered Trademark