



## 41 MARYVILLE ROAD

Bangor BT20 3RH

- Immediate Possession
- Spacious Lounge / 3 Bedrooms
- Kitchen / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- White Bathroom Suite
- Conservatory
- Detached Garage
- Cul De Sac

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

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**Offers Over £185,000**

# 41 Maryville Road

, Bangor, BT20 3RH



**ACCOMMODATION**

Composite entrance door with opaque uPVC double glazed side panels.

**ENTRANCE HALL**

Laminated wood floor.

**LOUNGE**

19'5" max x 13'6" max (5.92m max x 4.11m max)

Open fireplace with back boiler, granite surround and hearth, Sandstone mantel. 2 wall light points. Laminated wood flooring.

**KITCHEN**

17'5" max x 7'2" max (5.31m max x 2.18m max)

Range of high and low level cupboards and drawers with roll edge work surfaces. Stainless steel sink unit. Part tiled walls. Panelled ceiling. Understairs storage cupboard with shelving.

**CONSERVATORY**

13'0" max x 8'11" max (3.96m max x 2.72m max)

Ceramic tiled floor.

**STAIRS TO FIRST FLOOR LANDING**

**BEDROOM 1**

12'8" max x 10'5" max (3.86m max x 3.18m max)

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

**BEDROOM 2**

11'6" max x 10'5" max (3.51m max x 3.18m max)

Wardrobe and cupboard space.

**BEDROOM 3**

9'5" x 7'3" (2.87m x 2.21m)  
Laminated wood floor.

**SHOWER ROOM**

White suite comprising: Vanity unit with inset basin and mixer tap. W.C. Shower cubicle with Mira shower. Tiled floor. Tiled walls. Chrome heated towel rail. Built-in extractor fan. 4 Downlighters.

**OUTSIDE**

**GARAGE**

15'2" max x 8'2" max (4.62m max x 2.49m max)

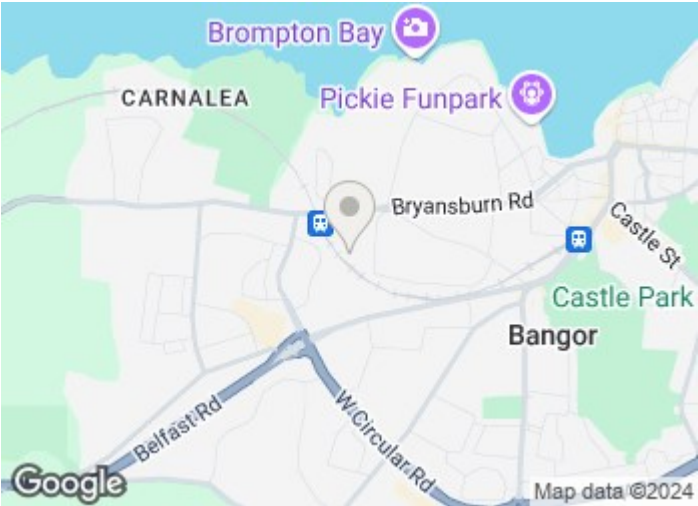
Panelled up and over door. Light and power.

**FRONT**

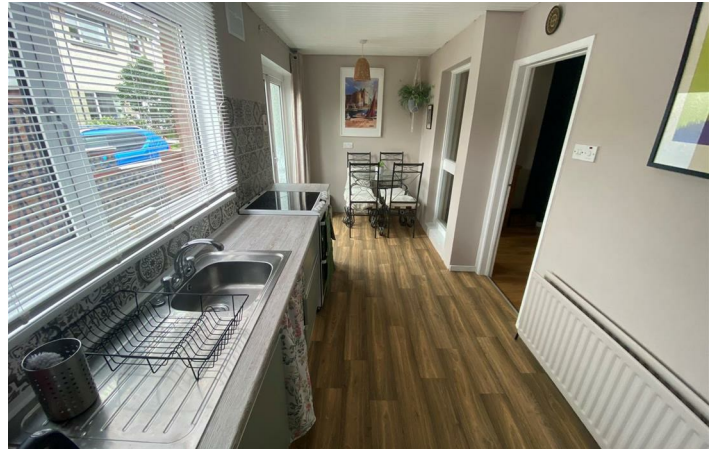
Garden laid in lawn. Plants and shrubs. Paved path. Driveway.

**REAR**

Paved path. Outside tap. Boiler house. Security light point. PVC oil tank.



**Directions**



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

