

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



39 MARYVILLE ROAD, BANGOR, BT20 3RH

OFFERS AROUND £184,950

Location, Location, Location!

If ever there was a property which deserved to be viewed so as to be fully appreciated this is it! Ulster Property Sales are proud to offer for sale this superior red brick semi detached villa located within the heart of ever popular Bangor West and we feel sure that the home is sure to appeal to a wide spectrum of potential discerning purchasers.

Offering both a unique distinctive layout and tasteful presentation viewers with immediately be impressed with the practical entrance porch/hall with its understairs cloakroom and the wealth of reception space afforded by the comfortable lounge/dining area with its feature multi-fuel burning stove. Also worthy of special mention is the well appointed kitchen with its attractive range of high and low level units, tiled floor, part tiled walls, and range of integrated appliances. From the inner hall there is access to the pleasing 3 piece white bathroom with its tiled floor, part tiled walls and useful telephone hand shower over the bath.

At first floor level this fine property boasts a 3 bedroom layout, two of which have built-in wardrobes.

Outside the front garden is laid in lawn with a tarmac drive which provides ample off street parking and the rear garden is also laid in lawn with a patio area. Enjoying convenience to bus, rail, local shops and primary schools not to mention the seashore for those who enjoy coastal walks, we feel sure that your perusal of this home will result in an instant attraction.



Key Features

- Superior Red Brick Semi Detached Villa
- Well Appointed Kitchen
- Double Glazing
- Gardens Front & Rear
- 3 Bedrooms & 1 Reception
- Ground Floor White Bathroom
- Gas Fired Heating System
- Bangor West Location



ACCOMMODATION

Double glazed front door. White uPVC double glazed side panel window.

ENTRANCE HALL/PORCH

Understairs cloak room.

LOUNGE/DINING AREA

14'11" max x 13'1" max
White uPVC double glazed windows. Double panel radiator. Feature multi-fuel burning stove. Door to inner hall. Separate door to

KITCHEN

11'2" max x 7'1" max
High and low level units with roll edge work surfaces. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Extractor fan. Integrated oven and 4 ring hob. Integrated fridge & freezer. Part tiled walls. Tiled floor. Double pane radiator. White uPVC double glazed windows and rear door.

INNER HALL

Feature wall mounted radiator.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone hand shower. Shower screen. Pedestal wash hand basin. Low flush W.C. Part panelled walls. Part tiled walls. Tiled floor. Single panel radiator. Extractor fan.

STAIRS TO LANDING

White uPVC double glazed window. Access to roofspace. Cupboard with wall mounted gas boiler.

BEDROOM 1 (FRONT)

12'0" x 8'7"

White uPVC double glazed windows. Double panel radiator. Built-in wardrobe with cupboard over.

BEDROOM 2 (Rear)

11'9" x 11'5"

White uPVC double glazed windows. Double panel radiator.

BEDROOM 3

8'9" x 6'6"

White uPVC double glazed windows. Single panel radiator. Built-in wardrobe.

OUTSIDE

FRONT

Garden laid in lawn. Tarmac drive. Concrete path.

REAR

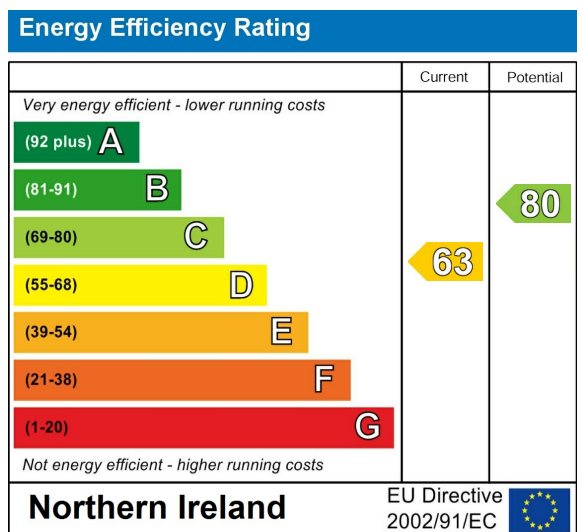
Laid in lawn. Paved path. Concrete patio area. Security light point.











Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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