



39 MARYVILLE ROAD


Bangor BT20 3RH

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

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(12 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		63	80
Not energy efficient - higher running costs			

Northern Ireland

EU Directive
2002/91/EC



Offers Around £184,950

39 Maryville Road

, Bangor, BT20 3RH



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 (4.55m max x 3.99m 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 (3.40m max x 2.16m 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" (3.66m x 2.62m)

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

BEDROOM 2 (Rear)

11'9" x 11'5" (3.58m x 3.48m)

White uPVC double glazed windows. Double panel radiator.

BEDROOM 3

8'9" x 6'6" (2.67m x 1.98m)

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

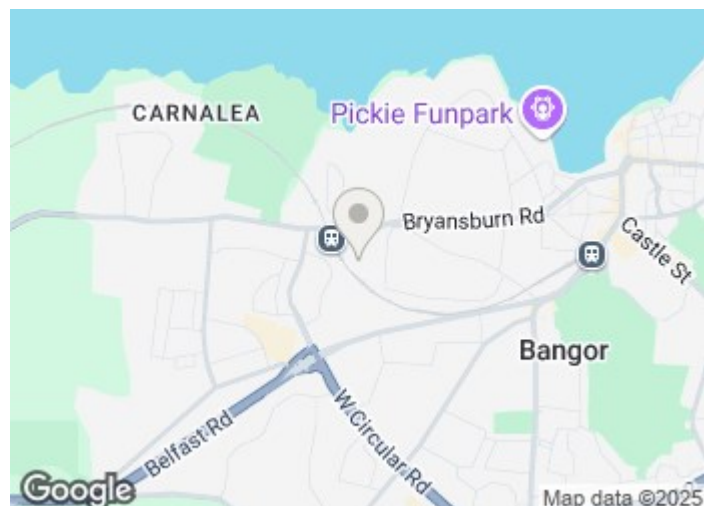
OUTSIDE

FRONT

Garden laid in lawn. Tarmac drive. Concrete path.

REAR

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



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.

