



ULSTER PROPERTY SALES

UPS

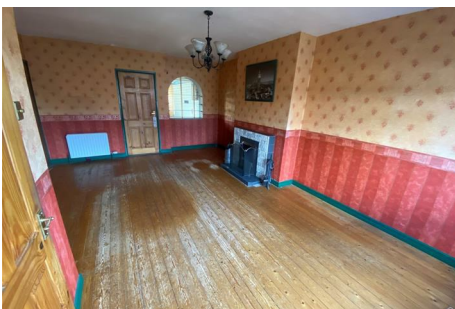
BANGOR BRANCH

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



40 MARYVILLE PARK

Bangor BT20 3RJ

- 3 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Phoenix Gas Heating System
- Modern Kitchen
- White Bathroom Suite
- Car Port
- Cul De Sac
- No Onward Chain

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	71	74
EU Directive 2002/91/EC		

Offers Over £170,000

40 Maryville Park

, Bangor, BT20 3RJ



ACCOMMODATION

Composite entrance door into ...

ENTRANCE PORCH

Triple glazed French doors leading to ...

ENTRANCE HALL

LOUNGE

19'7" x 13'7" (5.97m x 4.14m)

Open fireplace with tiled surround and hearth. Understairs storage cupboard.

KITCHEN

17'0" x 7'1" (5.18m x 2.16m)

Range of high and low level cupboards and drawers with roll edge work surfaces. Built-in Smeg

stainless steel 4 ring gas hob and Bosch double oven. Stainless steel extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor.

CONSERVATORY

9'11" x 7'10" (3.02m x 2.39m)

STAIRS TO 1ST FLOOR LANDING OUTSIDE

BEDROOM 1

11'72 x 10'4" (3.35m x 3.15m)

Built-in double wardrobe.

BEDROOM 2

12'8" x 9'3" (3.86m x 2.82m)

Built-in wardrobe.

BEDROOM 3

9'5" x 7'4" (2.87m x 2.24m)

BATHROOM

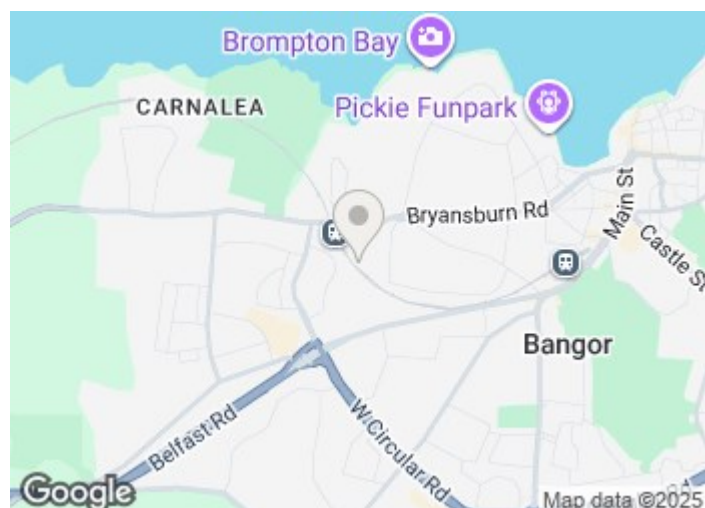
White suite comprising: Panelled bath with mixer tap and telephone shower attachment., thermostatic shower with drencher. Pedestal wash hand basin. W.C. Part tiled walls. Pine ceiling. Chrome heated towel rail.

FRONT

Car port. Garden.

REAR

Enclosed garden in lawn. Tap. Lights. Decked patio.



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.

