

ULSTER PROPERTY SALES

**UPS**

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 MERRIDALE DRIVE, BANGOR, BT20 4UQ**

**OFFERS AROUND £235,000**

Ulster Property Sales are delighted to offer for sale this appealing detached bungalow located within a most popular residential location convenient to all the city centre amenities and public transport.

Upon inspection viewers shall immediately appreciate the welcoming entrance hall and the generous reception space afforded by the comfortable lounge and the separate dining room (which could be utilised as a fourth bedroom depending upon family requirements). There is a serviceable kitchen, a coloured bathroom suite and a traditional 3 bedroom layout. Perhaps one of the most discerning striking features of the home is the well tended site upon which it is positioned. The front garden is laid in lawn with plants and shrubs and there is a tarmac drive which provides off street parking and access to the garage. The rear garden is also laid in lawn and there is a brick paved patio ideal for those Summer barbecues.



## Key Features

- Detached Red Brick Bungalow
- Serviceable Kitchen
- Oil Fired Heating System
- Well Tended Gardens
- 3 Bedroom & 2 Receptions
- Coloured Bathroom
- Double Glazing
- Garage



### ACCOMMODATION

Georgian style uPVC double glazed entrance door with uPVC side panels into.....

### ENTRANCE HALL

Laminated wood floor. Built in cloaks cupboard. Built-in hotpress.

### LOUNGE

17'6" x 10'7"

Open fireplace with Scrabo stone style surround and tiled hearth. 4 Downlights.

### DINING ROOM

11'6" x 10'6"

### KITCHEN

11'8"max x 11'4"max

Range of oak effect high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. 1 1/2 single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Extractor hood with integrated fan and light. Integrated fridge. Part tiled walls. Ceramic tiled floor. 4 downlights.

### BATHROOM

Coloured suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Bidet. Tiled walls.

### BEDROOM 1

12'3" x 11'4"

### BEDROOM 2

12'4" x 10'5"

### BEDROOM 3

9'3" x 6'10"

Picture rail.

### ROOFSPACE

Slingsby type ladder. Part floored.

### OUTSIDE

### ATTACHED GARAGE

23'3" x 9'4"

Roller door. Light and power. Oil fired boiler.

### FRONT

Garden in lawn with shrubs.

### REAR GARDEN

Garden in lawn. Brick paved patio. Tap. Light, PVC oil tank.









3, Merrildale Drive, BANGOR, BT20 4UQ



Total Area: 87.5 m<sup>2</sup> ... 942 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

### 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>		<b>69</b>
(55-68) <b>D</b>	<b>56</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	

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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