



41 MARYVILLE ROAD

Bangor BT20 3RH

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £195,000

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)

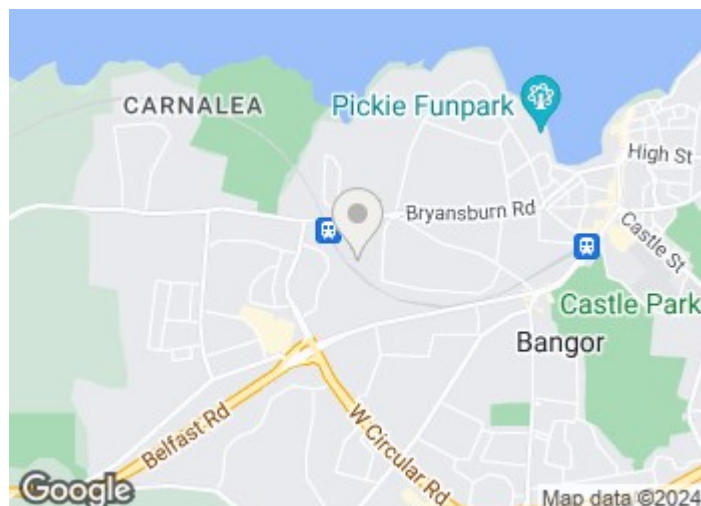
Panelled up and over door. Light and power.

FRONT

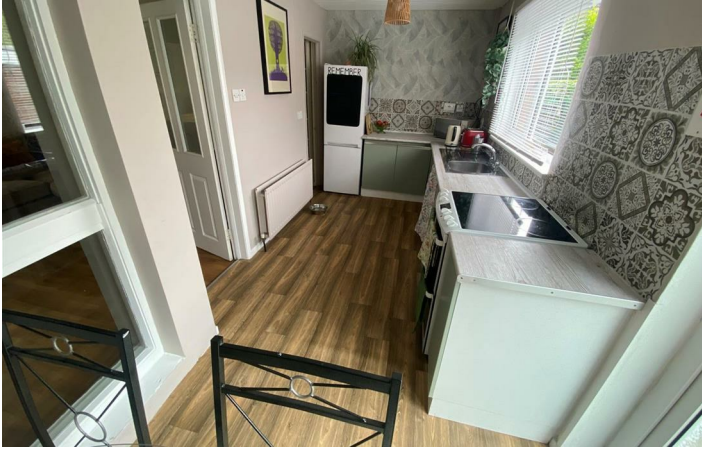
Garden laid in lawn. Plants and shrubs. Paved path. Driveway.

REAR

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

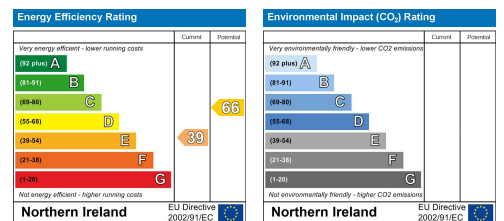


Directions



Floor Plan

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