



4 Merridale Drive | Bangor | BT20 4UQ

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4 Merridale Drive

- * An excellent extended detached family home in a popular and convenient area of Bangor
- * Deceptively spacious & flexible accommodation, perfect for growing or established families
- * Modern kitchen with range of units
- * Large utility room with scope to open through to kitchen and sunroom
- * Family/dining room with sliding doors to side
- * Four well-proportioned bedrooms
- * Contemporary family bathroom with five piece white suite
- * Useful guest WC
- * Front garden laid in decorative pebbles
- * Fully enclosed and private rear garden laid in paved patio
- * Integral garage and paviour brick driveway with parking for 3 cars
- * Gas fired central heating & double glazed throughout
- * Superb location close to schools, parks and the town centre amenities
- * Chain free

Offers Around: £265,000



Potential, potential, potential!

This is a fine example of an extended, detached home that is perfect for buyers who feel driven to unlock the potential this fantastic property offers. Growing and established families will be spoiled for choice with the flexible accommodation on offer, especially the choice of four good sized bedrooms together with the option of extending the kitchen into the large utility room and sunroom to make an impressive open plan kitchen with both living and dining space that would become the heart of this family home. This property is set on a private site which will be sure to delight as the rear garden benefits from the sun throughout the day – perfect for the children playing or for relaxing with family and friends. In addition, the chain free nature will undoubtedly add to the attraction.

Internally, the property comprises of a bright and welcoming entrance hall with a guest WC, a lovely living room with floor to ceiling windows and a feature inglenook fireplace with multi-fuel burner stove, the ideal place to curl up on those cooler nights, a family/dining room with sliding doors to the side of the property, a modern kitchen with range of units and a large utility room with range of units. The utility room opens to the sunroom giving scope for re-modelling to give a highly desirable open plan kitchen, and with access to the rear patio, this space is ideal for entertaining family and friends even in its current layout. The ground floor accommodation also boasts a family bathroom with five piece modern white suite and two well-proportioned bedrooms, one with an extensive range of built-in furniture. Upstairs, there are two further bedrooms, both with plenty of eaves storage.

Externally to the front the property there is a large paviour brick driveway with parking for three cars, an integral garage and a garden laid in decorative pebbles. To the rear is a fully enclosed and private garden laid in low maintenance paved patio with feature raised areas and as the garden receives the sun throughout the day, there is plenty of space to relax while the children play. There is also a further enclosed area that could be used as a dog run/pet area.

Merridale Drive is in a popular and convenient area of Bangor and is ideally located close to the town centre and offers a host of amenities close by including leading primary and secondary schools. Ward Park is a short walk away as is the town centre. Bloomfield shopping centre is also close to hand and with easy access to public transport and the commuter routes to Belfast, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE HALL: Wooden flooring.

LIVING ROOM: (5.34m x 3.30m) Floor to ceiling windows. Feature inglenook fireplace with multi-fuel burning stove. Wooden flooring.

FAMILY ROOM: (3.46m x 3.16m) Tile effect flooring. Sliding doors to side.

GUEST WC: Low flush WC. Wood effect flooring.

KITCHEN: (3.55m x 3.50m) Range of high and low level white units and drawers with contrasting granite effect worktops. Composite sink unit with mixer tap, 4 ring ceramic hob with modern extractor unit over, under counter single oven, plumbed for dishwasher, space for under counter freezer, space for under counter fridge. Breakfast bar. Tile effect flooring. Recessed lighting. Door to...

UTILITY ROOM: (4.06m x 3.17m) Range of high and low level units with granite effect work surfaces. Plumbed for washing machine and tumble dryer. Recessed lighting. Tiled floor. Door to integral garage. Door to...

SUNROOM: (4.06m x 3.17m) Tiled floor. Recessed lighting. Floor to ceiling window. French doors to rear patio.

BEDROOM (1): (3.81m x 3.18m) Range of built-in wardrobes, drawers and cabinets. Tile effect flooring.

BEDROOM (2): (3.80m x 3.50m) Wooden flooring.

BATHROOM: (3.50m x 1.96m) Contemporary five piece white suite comprising vanity unit with wash hand basin, low flush WC, bidet, shower cubicle and panelled bath. Heated towel rail, tile effect wall panels, tile effect flooring. Recessed lighting.

STUDY: Range of built-in desks and shelves. Open tread stairs to first floor.

FIRST FLOOR

BEDROOM (3): (3.86m x 3.52m) Eaves storage.

BEDROOM (4): (3.80m x 2.46m) Eaves storage.

OUTSIDE

INTEGRAL GARAGE: (7.05m x 3.24m)

Paviour brick driveway with parking for 3 cars.

Front garden laid in decorative pebbles with shrubs.

Fully enclosed and private rear garden laid in low maintenance paved patio with feature raised areas. Separate area suitable for use as dog run/pets etc. Green house. Light, water tap.



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