



## 3 THE MAPLES

Bangor BT19 7XY

- 3 Reception Rooms
- 4 Bedrooms (Ensuite)
- Green Gloss Kitchen
- White Bathroom Suite
- Oil fired Heating System
- Double Detached Garage with Utility Room
- Cul De Sac
- Immediate Possession

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Around £285,000**

# 3 The Maples

, Bangor, BT19 7XY



## ACCOMMODATION

Composite entrance door into ...

## OPEN PLAN KITCHEN

19'6" x 15'5" (5.94m x 4.70m)

Range of modern gloss high and low level cupboards and drawers with work surfaces. Built-in integrated dishwasher and fridge/freezer, Extractor canopy with integrated fan and light. Laminated wood floor. 11/2 tub single drainer sink unit with mixer taps. 13 Downlights.

## LOUNGE

18'8" x 10'4" (5.69m x 3.15m)

## INNER HALL

3.15m x 3.10m

## BEDROOM 3

10'4" x 10'2"

## BEDROOM 4

9'8" x 7'5" (2.95m x 2.26m)

## BATHROOM

White suite comprising: Panelled bath with mixer taps and thermostatic shower over. Vanity unit with inset wash hand basin and

mixer taps. W.C. Chrome heated towel rail. Part tiled walls. Ceramic tiled floor. 5 Downlights. Built-in extractor fan. Built-in hotpress with cylinder tank.

## DINING ROOM

10'4" x 9'4" (3.15m x 2.84m)

## SUN ROOM

12'2" x 9'6" (3.71m x 2.90m)

uPVC double glazed patio door to rear.

## STAIRS TO LANDING

Double glazed Velux window.

## BEDROOM 1

13'0" x 12'11" (3.96m x 3.94m)

Range of built-in wardrobes with sliding doors.

## ENSUITE

Comprising: Shower cubicle with thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Ceramic tiled floor.

## BEDROOM 2

13'9" x 10'9" (4.19m x 3.28m)

Access to eaves. Range of built-in cupboards.

## OUTSIDE

## DETACHED GARAGE

21'1" x 17'5" (6.43m x 5.31m)

Twin roller doors. Light and power. Oil fired boiler. Fixed staircase to storage, floored.

## UTILITY ROOM

17'4" x 5'3" (5.28m x 1.60m)

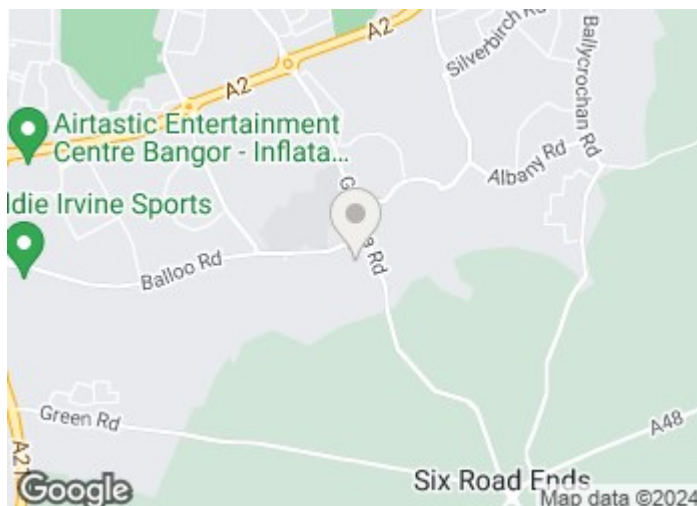
Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Low level cupboards with roll edge work surfaces.

## FRONT

Tarmac driveway with trees and shrubs.

## REAR

Enclosed garden in pavestones. Sensor light. PVC oil tank. Tap. Lights.



## Directions



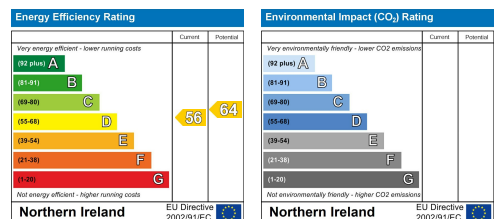
# Floor Plan

3, The Maples, BANGOR, BT19 7XY



Total Area: 141.8 m<sup>2</sup> ... 1526 ft<sup>2</sup> (excluding garage, utility room, garage roofspace)  
All measurements are approximate and for display purposes only

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