



## 34 Marlo Heights , Bangor, BT19 6NQ

"Extending to approximately 1,900 sq.ft. this is a detached home that has room for ALL the family.."

Beautifully presented throughout, the property boasts 4 double bedrooms, including a master with en-suite shower room, and a luxury bathroom, with "Whirlpool" corner bath & separate shower, on the first floor whilst the ground floor provides a luxury and modern kitchen with dining area, a formal lounge, with feature fireplace, and a separate sitting room plus WC & integral garage.

It benefits from uPVC double glazing & fascia and oil fired central heating whilst, externally, there are gardens in lawn to front, side and rear, with mature shrubs, and a tarmac driveway.

The property is testament to the owners eye for presentation and careful staging - you will not be disappointed.

Set in a quiet cul de sac yet convenient to the ring road and all of Bangor City's wide range of amenities, we expect interest to be strong and therefore advise an early appointment to view to avoid disappointment.

**Offers Around £325,000**

# 34 Marlo Heights

, Bangor, BT19 6NQ



- Spacious detached family home
- Lounge with feature fireplace
- Sitting room
- Gardens to front, side & rear in lawn.
- Beautifully presented throughout
- Luxury kitchen/diner with patio doors to rear garden
- Integral garage - Ground floor WC
- 4 double bedrooms - master ensuite
- Luxury bathroom with whirlpool bath & separate shower
- uPVC double glazing & fascia - Oil fired central heating

## Entrance

## Entrance hall

## Lounge

15'5x13'9 (4.70mx4.19m)

## Kitchen/diner

22'2x9'11 (6.76mx3.02m)

## Sitting room

13'10x13'1 (4.22mx3.99m)

## WC

5'9x2'11 (1.75mx0.89m)

## Landing

## Bathroom

9'9x6'10 (2.97mx2.08m)

## Bedroom 1

20'3x10'8 (6.17mx3.25m)

## Ensuite shower room

11'1x6'11 (3.38mx2.11m)

## Bedroom 2

15'3x11'11 (4.65mx3.63m)

## Bedroom 3

11'11x11'11 (3.63mx3.63m)

## Bedroom 4

11'11x9'8 (3.63mx2.95m)

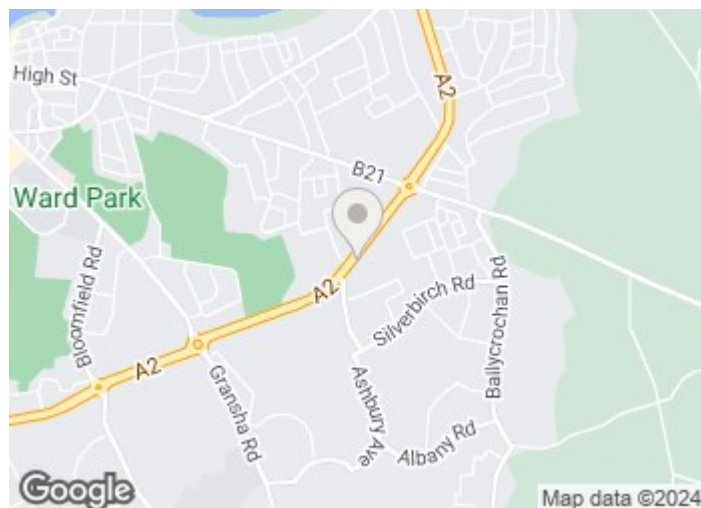
## Integral garage

18'4x10'5 (5.59mx3.18m)

## Outside

## Tenure

## Property misdescriptions

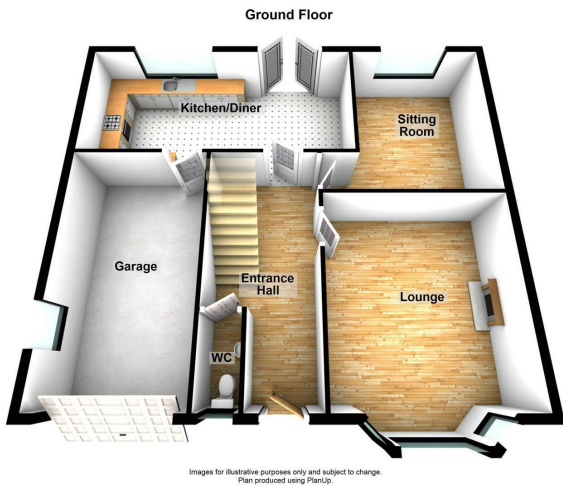


## Directions

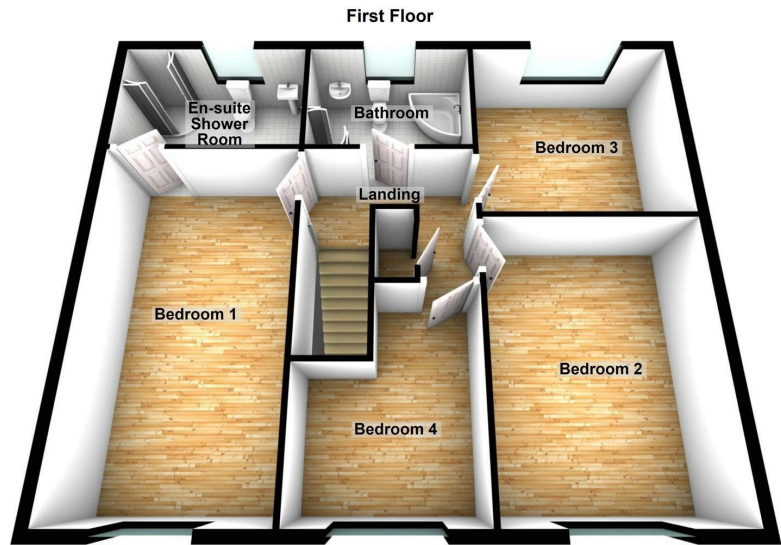
Travelling along the Bangor Ring road from Ballycrochan to Gransha Road turn left into Robinson Road then left again into Marlo Park. At the end of the road turn left to stay on Marlo Park then left, left and right to where number 34 is located on the left.



# Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using PlanUp.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			