

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



34 MARYVILLE PARK, BANGOR, BT20 3RJ

OFFERS AROUND £199,950

Ulster Property Sales are proud to offer for sale this appealing red brick semi detached villa located in the heart of ever popular Bangor West and we feel sure that the home is sure to appeal to a wide spectrum of discerning purchasers.

Upon inspection viewers will immediately appreciate the practical porch and beyond the welcoming entrance hall with its useful adjacent downstairs cloak room. There is a wealth of reception space afforded by the family room which enjoys an outlook over the mature well stocked front garden and the comfortable rear dining room with its fireplace (not presently in use) and its outlook over the rear patio to the raised garden. The well appointed kitchen boasts a range of high and low level units, glazed display cabinets, concealed lighting, and an integrated oven and hob . At first floor level this fine home enjoys a traditional 3 bedroom layout and special mention must be made of the attractive 3 piece white bathroom.

Enjoying convenience to bus, rail, local shops and primary schools not to mention the seashore for those who enjoying coastal walks we would certainly urge immediate viewing!



Key Features

- Bangor West Semi Detached Villa
- 2 Receptions
- 3 Piece White Bathroom
- Gardens to Front & Rear
- 3 Bedrooms
- Well Appointed Kitchen
- Oil Fired Central Heating System
- Detached Garage



ACCOMMODATION

uPVC double glazed front door with complimentary uPVC double glazed side panels and over panel.

ENTRANCE PORCH

Single glazed internal door with side panels to ...

ENTRANCE HALL

Wooden laminate flooring. Double panel radiator. Understairs cloak room with white uPVC double glazed window.

FAMILY ROOM

11'5" x 11'0"

White uPVC double glazed windows. Double panel radiator. Wooden laminate flooring.

DINING ROOM

12'6" max x 11'5" max into recess

White uPVC double glazed windows. Fireplace (not presently in use). Wooden flooring. Double panel radiator.

KITCHEN

14'0" max x 7'4" max

High and low level units with roll edge work surfaces, glazed display cabinets. Concealed lighting. 1 1/4 bowl stainless steel sink unit with mixer taps. Plumbed for washing machine. Extractor fan. Integrated hob and oven. (Dishwasher not included). Double panel radiator. Wooden laminate flooring. White uPVC double glazed rear door. White uPVC double glazed windows.

STAIRS TO FIRST FLOOR

LANDING

Wooden flooring. White uPVC double glazed window.

BEDROOM 1 (Front)

12'5" x 10'0"

White uPVC double glazed windows. Double panel radiator.

BEDROOM 2 (REAR)

10'0" x 11'4"

White uPVC double glazed windows. Double panel radiator.

BEDROOM 3 (Front)

8'5" x 7'11"

White uPVC double glazed windows. Single panel radiator.

BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone hand shower. Pedestal wash hand basin with mixer tap. Low flush W.C. Wooden laminate flooring. Double panel radiator. Part tiled walls. Built-in hotpress. Ceiling downlights. Access to roofspace. White uPVC double glazed windows.

OUTSIDE

GARAGE

17'0" max x 8'7" max

(Suitable possibly for a small car). Panelled up and over door. Wooden single glazed windows. Oil fired boiler. Light point. Side service door.

FRONT + SIDE

Garden laid in lawn. Plants and shrubs. Driveway. Outside tap.

REAR GARDEN

Paved rear patio. Raised lawn. PVC oil tank.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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.

ULSTERPROPERTYSALES.CO.UK

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