



## 1 Merridale Drive , Bangor, BT20 4UQ

Located in a quiet residential area, yet convenient to Bangor city centre, the ring road and local schools, this charming and homely detached bungalow would make an ideal retirement home or family home.

The property has been in the same family ownership from the outset and offers 3 bedrooms, 2 with built in storage, a shower room, a practical kitchen with casual breakfast area, a large lounge with dining area and a useful conservatory to the rear. It benefits from uPVC double glazing & fascia and oil fired central heating whilst, externally, there are mature gardens to front & side plus a detached garage, tarmac driveway and paved patio to the rear. Most buyers will want to redecorate to their own tastes but the property offers a great basis to start from and has been priced accordingly.

**Offers Around £239,950**

# 1 Merridale Drive

, Bangor, BT20 4UQ



- Detached bungalow
- Conservatory
- Detached garage & tarmac driveway
- Charming home that would benefit from redecoration & modernisation
- 3 bedrooms
- Kitchen with breakfast area
- uPVC double glazing & fascia - Oil fired central heating
- Lounge with fireplace & dining area
- Shower room
- Gardens to front & side in lawn with paved area to rear

## Entrance

### Entrance hall

7'8x6'5 (2.34mx1.96m)

### Kitchen

16'4x7'7 (4.98mx2.31m)

### Lounge/diner

24'4x16'85 (7.42mx4.88m)

### Conservatory

13'5x11'11 (4.09mx3.63m)

### Inner hallway

14'6x3 (4.42mx0.91m)

### Shower room

6'6x6'5 (1.98mx1.96m)

## Bedroom 1

11'6x10'3 (3.51mx3.12m)

## Bedroom 2

12'11x10'4 (3.94mx3.15m)

## Bedroom 3

9'11x7'8 (3.02mx2.34m)

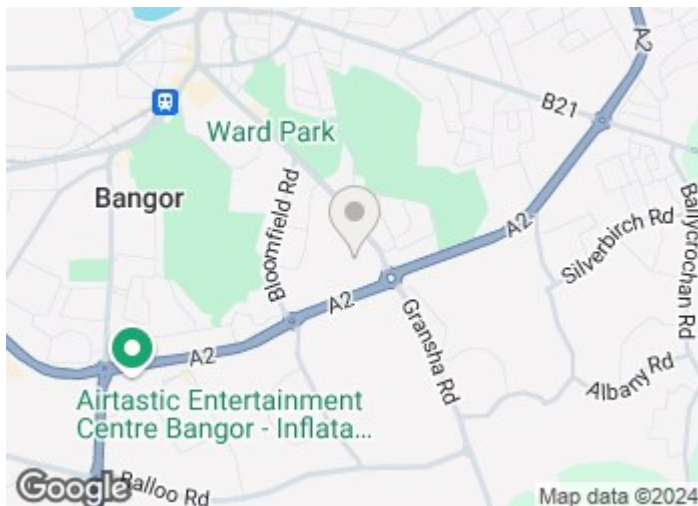
## Detached garage

23x10'9 (7.01mx3.28m)

## Outside

## Tenure

## Property misdescriptions

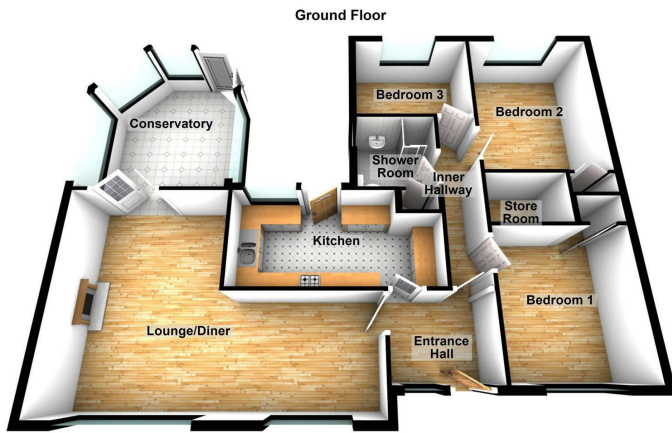


## Directions

Travelling into Bangor along Gransha Road, on the inside of the ring road, turn left into Sunningdale Park, then 2nd left into Glendun Park and Merridale Drive is on the right.



# 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	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC		<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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