



4 MARQUIS AVENUE

Bangor BT20 3HF

- 3 Bedrooms (Ensuite)
- Spacious Lounge
- uPVC Double Glazing
- Oil Fired Heating System
- Kitchen / Dining Area
- White Bathroom Suite
- Integral Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	35	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £160,000

4 Marquis Avenue

, Bangor, BT20 3HF



ACCOMMODATION

Half opaque uPVC double glazed entrance door into

ENTRANCE HALL

Pine solid wood floor. Understairs storage cupboard.

LOUNGE

12'10" x 10'11" (3.91m x 3.33m)

Open fireplace with multi fuel stove and slate hearth. Laminated wood floor.

KITCHEN/DINING AREA

17'3" x 8'1" (5.26m x 2.46m)

Range of hand painted high and low level cupboards and drawers with roll edge work surfaces. Built-in Logik 4 ring hob and oven under. Stainless steel extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Part pine walls.

Part tiled walls. Ceramic tiled floor. 10 Downlights. uPVC double glazed patio door to rear.

STAIRS TO LANDING

Dado. 5 Downlights.

BEDROOM 1

12'10" x 11'6" (3.91m x 3.51m)

Range of built-in wardrobes with mirrored doors. 3 Downlights.

ENSUITE

Comprising: Corner tiled shower with electric shower. Vanity unit with inset wash hand basin. Part pine panelled walls. Part tiled walls. Pine ceiling with 2 downlights. Laminated wood floor.

BEDROOM 2

12'11" x 10'11" (3.94m x 3.33m)

Range of built-in wardrobes with mirrored sliding doors. Dimmer.

BEDROOM 3

10'11" x 8'10" (3.33m x 2.69m)

BATHROOM

White suite comprising: Panelled bath with mixer taps with Triton electric shower. Wash hand basin with mixer taps. W.C. PVC panelled walls. Pine ceiling. Built-in hotpress with lagged copper cylinder and immersion heater.

OUTSIDE

INTEGRAL GARAGE

18'0" x 7'9" (5.49m x 2.36m)

Roller door. Light and power.

FRONT

Garden in lawn.

REAR

Enclosed garden in lawn. Decked patio. Paved patio. Boilerhouse. Lights. Tap. PVC oil tank.



Directions

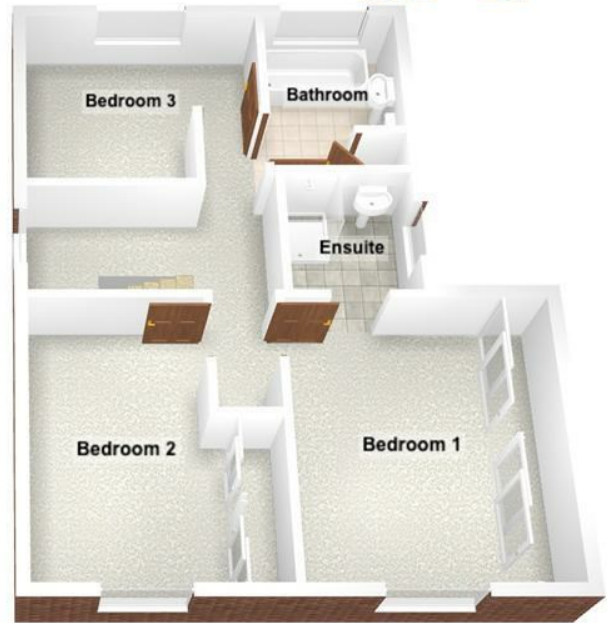


Floor Plan

4, Marquis Avenue, BANGOR, BT20 3HF



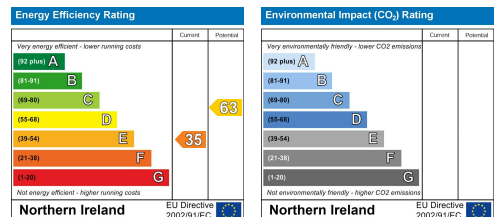
Ground Floor



First Floor

Total Area: 86.1 m² ... 927 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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