



Malvern Heights, Bangor, County Down

Offers in the region of £104,950

- Semi Detached Villa
- EPC Grade = F34
- 3 Bedrooms
- Spacious Lounge
- Fitted Kitchen Open To Dining Room
- Bathroom With White Suite
- Oil Fired Heating
- Detached Matching Garage
- Enclosed Rear Garden
- Popular Residential Location

Bangor - N Ireland

18 Main Street, Bangor, County Down, BT20 5AG

02891 463721 bangor_ni@reedsrains.co.uk

Malvern Heights, Bangor, County Down

Notice Of Offer

Property Address: 4 Malvern Heights, Bangor, BT19 6PJ

We advise that an offer has been made for the above property in the sum of Â£104,950. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Reeds Rains Estate Agents, 18 Main Street, Bangor, BT19 6PJ

Agents Telephone Number:(028) 91463721

Entrance Hall

uPVC double glazed front door, laminate wooden floor, under stairs storage.

Lounge 4.52m x 3.86m (14'10" x 12'8")

Laminate wooden floor, Brick fireplace with slate hearth, recessed spotlights.

Kitchen 3.35m x 2.74m (11'0" x 9'0")

Single drainer 1.5 sink unit with mixer taps, range of high and low level units, laminated work surfaces, part tiled walls, ceramic tiled floor, open plan to

Dining Room 3.35m x 2.9m (11'0" x 9'6")

Laminate wooden floor, double glazed sliding patio doors to garden.

First Floor Landing

Hot Press with storage above.

Bedroom One 3.35m x 3.05m (11'0" x 10'0")

Exposed wooden floor.

Bedroom Two 4.22m x 2.77m (13'10" x 9'1")

Bedroom Three 3.07m (at widest point) x 3m (10'1" (at widest point) x 9'10")

Laminate wooden floor, velux.

Bathroom

White suite comprising: Panel bath with Triton electric shower, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor.

Outside

Driveway to car parking space and access to

Detached Garage: 21'7 x 11'4 Roller door, power and light, oil fired boiler.

Front & enclosed rear garden in brick paved patio, flowerbeds, shrubs and timber deck.Outside tap and light, PVC Oil tank.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
			62
		26	
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
			71
		34	
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			