

simon**BRIEN**  
RESIDENTIAL

3 Kilmaine Drive,  
Bangor, BT19 6DX



Asking Price £139,950

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Semi-detached property
- Large living room
- Three bedrooms, two on first floor, one on ground floor
- Kitchen with utility area
- Conservatory
- Bathroom on ground floor
- Gas central heating
- Double glazed windows
- Garage
- Driveway parking
- Enclosed low maintenance rear garden
- Quiet cul-de-sac situation
- Convenient location close to Bangor ring road

#### SUMMARY

3 Kilmaine Drive is a quiet cul-de-sac situated off the High Bangor Road off the ring road.

The accommodation comprises of an entrance hall, large living room, bedroom 3 (can also be used as snug/dining room), bathroom, kitchen with utility area and conservatory. On the first floor are two further bedrooms. The property has gas central heating and double glazed windows. To the front is driveway parking with access to the detached garage. To the rear is an enclosed low maintenance garden laid in pavers with decking area off the conservatory.

Requiring modernisation throughout this property has great potential. Internal viewing recommended.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

PVC entrance door and glazed side panel to Entrance Hall.

##### ENTRANCE HALL:

Staircase to first floor. Storage under stairs, shelved storage cupboard with hot water tank.

##### LIVING ROOM:

**21' 0" x 11' 1" (6.4m x 3.38m)**

Stone fire surround with electric fire inset.





**BEDROOM (3):**  
9' 2" x 9' 2" (2.79m x 2.79m)



**BOILER ROOM:**  
4' 7" x 4' 4" (1.4m x 1.32m)  
Space for fridge freezer, gas boiler, shelving.

**CONSERVATORY:**  
7' 7" x 7' 6" (2.31m x 2.29m)  
Outlook to gardens, glazed door to decking at rear.



**KITCHEN:**  
11' 3" x 7' 5" (3.43m x 2.26m)  
Fitted high and low level units, stainless steel single drainer sink unit with mixer taps, recess for electric cooker, partly tiled walls, open to Utility Area.



**BATHROOM:**  
Suite comprising of Low flush WC, wash hand basin, panelled bath with instant electric shower, fully tiled walls.



**UTILITY AREA:**  
5' 5" x 4' 9" (1.65m x 1.45m)  
Fitted units, plumbed for washing machine, glazed door to Conservatory.



**FIRST FLOOR**

**LANDING:**  
Storage cupboards.



**BEDROOM (1):**  
**11' 3" x 10' 8" (3.43m x 3.25m)**

Fitted with built in wardrobes and dressing table.



**BEDROOM (2):**  
**9' 11" x 9' 3" (3.02m x 2.82m)**

Access to eaves storage.



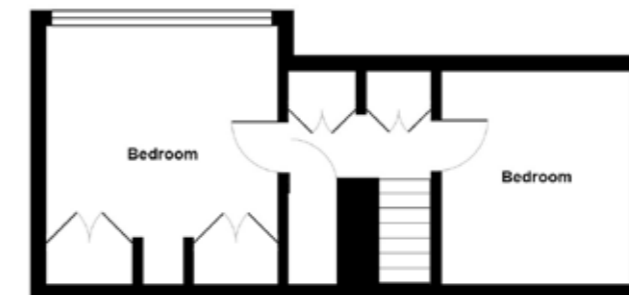
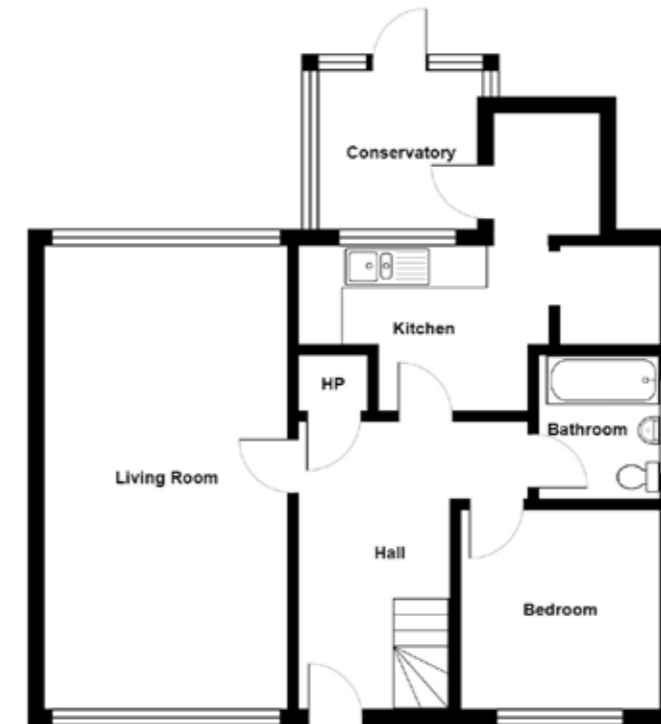
**OUTSIDE**

Front garden laid in lawns, mature shrub beds, driveway parking access to Garage.

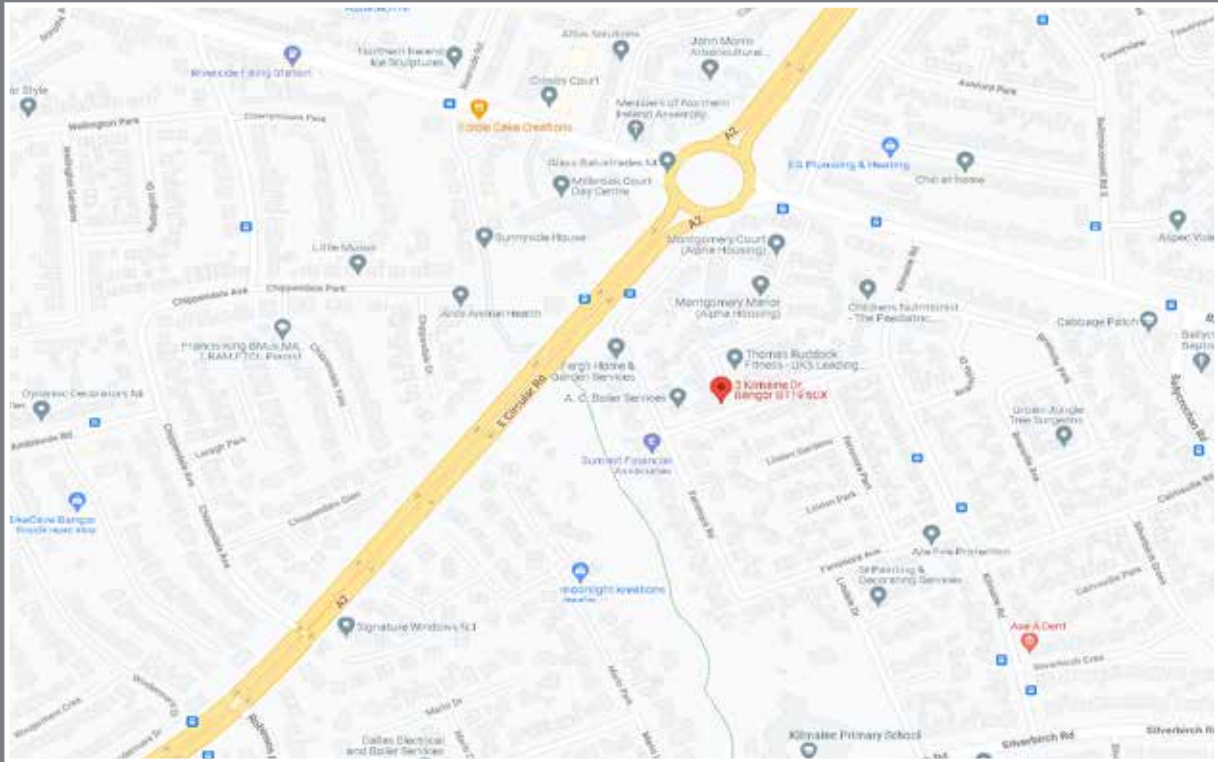
**GARAGE:**  
**22' 10" x 12' 0" (6.96m x 3.66m)**

Power and light, roller shutter door.

Fully paved low maintenance rear garden with raised decking area.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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## Lettings Department

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REF: TB/F/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	88   D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9202-6826-5580-1631-1226

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