

simon**BRIEN**  
RESIDENTIAL

32 Marquis Rise,  
Bangor, BT20 3HJ



Asking Price £175,000

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





#### KEY FEATURES

- Beautifully presented semi-detached home
- Located in a highly convenient location
- Large lounge with an abundance of natural light
- Second reception room that can be used as dining / office / games room
- Fitted kitchen with casual dining
- Separate utility room
- Four bedrooms on the first floor
- First floor family bathroom
- Spacious garden to rear with patio area for entertaining
- Gas fired central heating
- New uPVC fascia boards 2023
- Double glazed windows
- Driveway car parking
- Close proximity to local amenities and transport links

#### SUMMARY

Located in the highly convenient area close to transport networks and local amenities. This recently beautifully presented semi-detached home offers spacious accommodation for a spectrum of buyers.

The property offer spacious accommodation including a living room with an abundance of natural light, open plan kitchen with casual dining and a second reception with option of further living or dining space. There is a separate utility space and access via patio doors to the rear gardens.

On the first floor are four bedrooms and a family bathroom. In addition there is gas heating and double glazed windows. Externally the property has a good sized driveway with parking for ample cars and a generous back garden with patio space and laid in lawns.

Early viewing recommended to appreciate the space has to offer.



#### THE PROPERTY COMPRISES:

#### GROUND FLOOR

#### ENTRANCE:

uPVC front door, under stair walk in storage.



#### LIVING ROOM:

13' 4" x 10' 9" (4.06m x 3.28m)

#### DINING ROOM:

17' 9" x 7' 4" (5.41m x 2.24m)

Wall panelling.



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**KITCHEN:**

**17' 2" x 9' 5" (5.23m x 2.87m)**

Kitchen fitted with an excellent range of high and low level units, stainless steel 1.5 bowl sink unit with mixer taps, new integrated dishwasher, integrated fridge, stand alone oven with gas hob and 2 electric ovens with extractor hood, partly tiled walls, casual dining space. Recessed lighting, double opening patio doors to rear patio and gardens.



**UTILITY ROOM:**

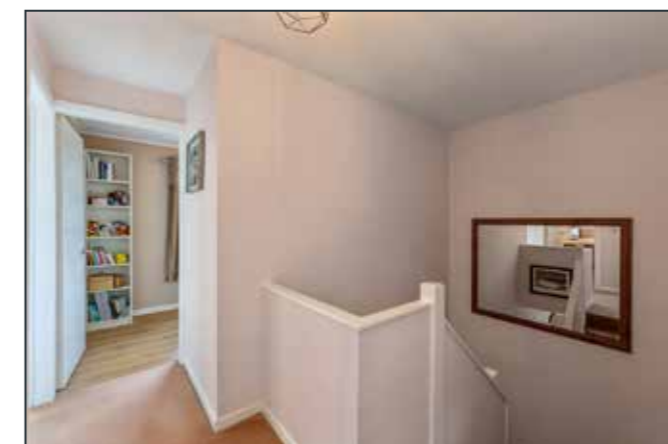
**7' 9" x 5' 4" (2.36m x 1.63m)**

Plumbed for washing machine and tumble dryer, space for fridge freezer, access to rear.

**FIRST FLOOR**

**LANDING:**

Access to loft.







**BEDROOM (1):**  
**12' 9" x 11' 4" (3.89m x 3.45m)**  
 Corniced ceiling.



**BATHROOM:**  
 Comprising: Panelled bath with mixer taps and electric shower over, pedestal wash hand basin with mixer taps, low flush WC, fully tiled walls.

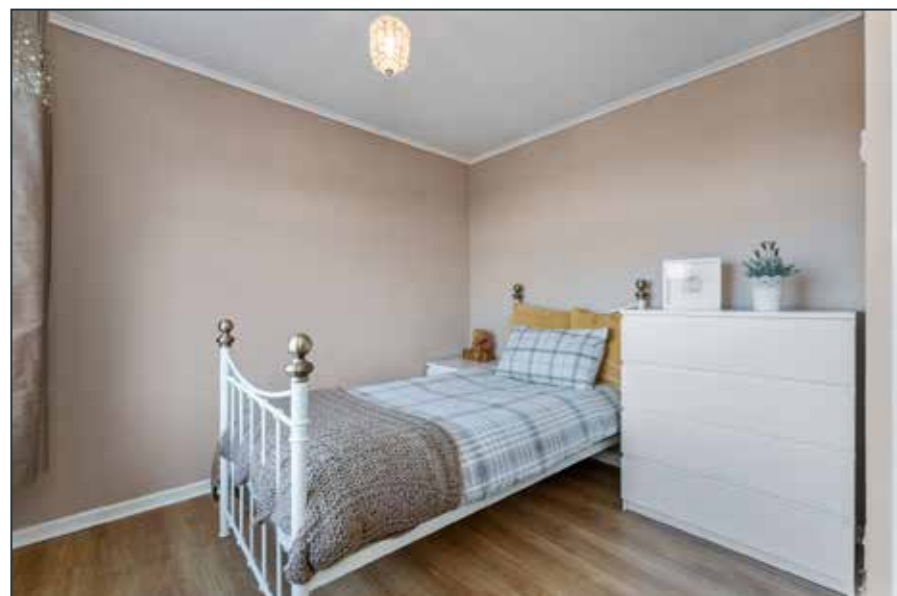
**OUTSIDE**

Patio to the rear with fence boundary, outside water tap, security lighting at rear and side.

Driveway to front with parking, garden laid in lawns, mature hedge boundary.

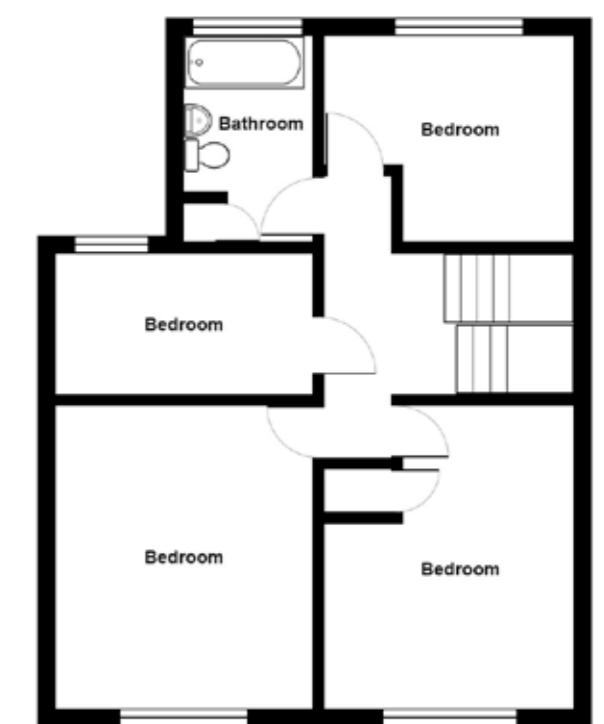
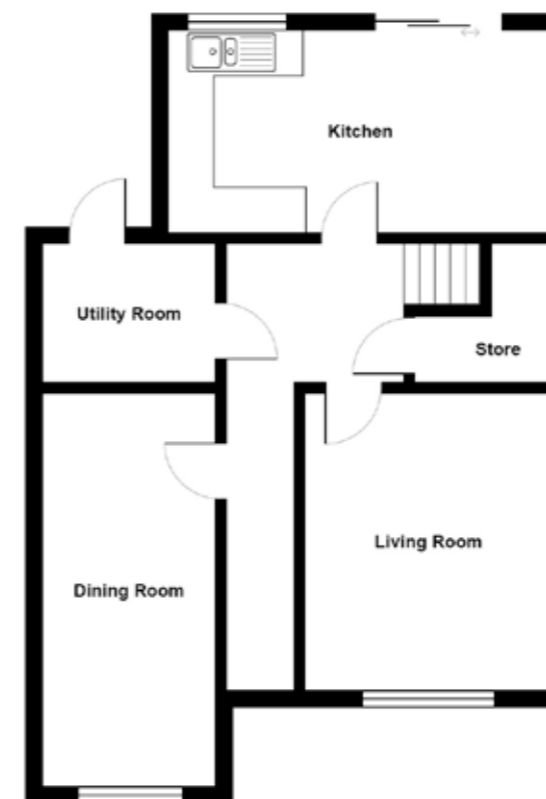


**BEDROOM (2):**  
**13' 3" x 10' 9" (4.04m x 3.28m)**  
 Corniced ceiling, built in wardrobe.

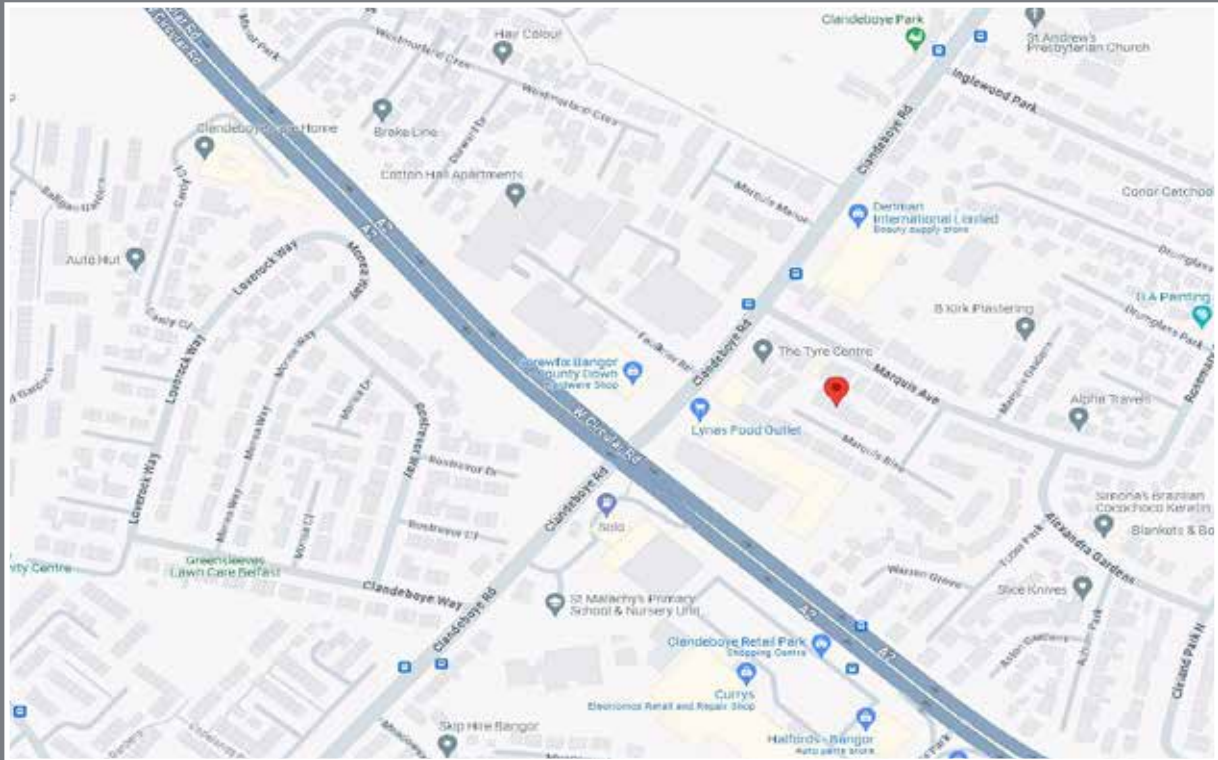


**BEDROOM (3):**  
**10' 10" x 9' 4" (3.3m x 2.84m)**

**BEDROOM (4):**  
**11' 6" x 6' 0" (3.51m x 1.83m)**



# Location



LOCATION: Maquis Rise is located off Clondeboye Road, Bangor.

## 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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

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REF: RM/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9820-2529-0179-3105-0443

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