



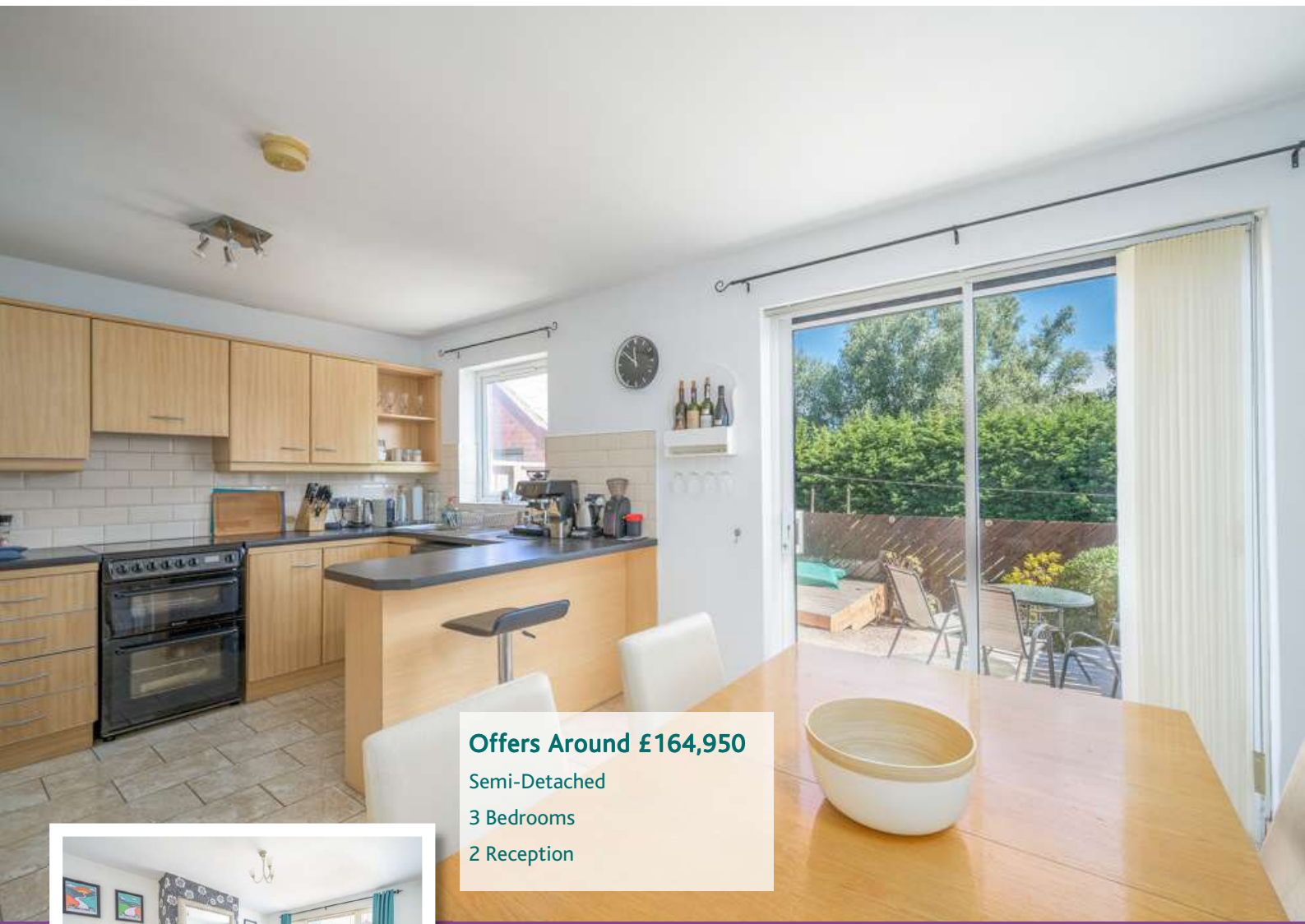
 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**68 MARLO PARK, BANGOR, BT19 6NL**  
**OFFERS AROUND £164,950**

Scan for Property Details  
and to Arrange a Viewing







**Offers Around £164,950**

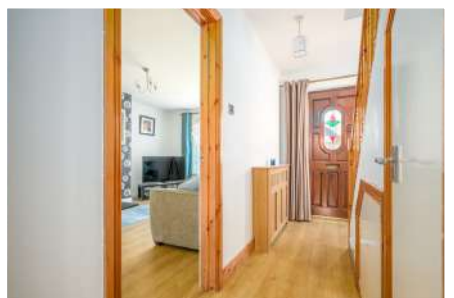
Semi-Detached

3 Bedrooms

2 Reception

## Property Features

- Attractive Semi Detached Property With No Onward Chain in Prime Residential Area
- Quiet Yet Convenient Cul-de-sac Position
- Well Presented Throughout
- Living Room with Attractive Fireplace, Potential for Open Fire or Stove Subject to Necessary Approvals
- Good Sized Kitchen Which is Open Plan to Casual Dining and Family Area
- Three Bedrooms
- Bathroom with Three Piece White Suite
- Oil Fired Central Heating
- Double Glazed Windows
- Easily Maintained Front Garden in Loose Stones
- Tarmac Driveway with Parking
- Low Maintenance Fully Enclosed Rear Garden with Various Timber Decked Terraces
- In Close Proximity to Many Amenities Including Bloomfield Shopping Complex, Leading Local Schools, Ward Park and Shops
- Wide Ranging Appeal to a Host of Potential Purchasers Including First Time Buyers, Young Professionals and Investors
- Easily Accessible for the Belfast and Newtownards Bound Commuter



# Accommodation

## Ground Floor

Covered Entrance Porch

Reception Hall

Living Room  
15'4" x 11'7"

Kitchen With Casual  
Dining/Family Area  
17'11" x 10'4"

## First Floor

Landing

Bedroom One  
15'1" x 9'2"

Bedroom Two  
8'9" x 8'7"

Bedroom Three  
12' x 8'5"

Bathroom

## Outside

Easily Maintained  
Front  
Garden

Fully Enclosed Rear  
Garden With Various  
Timber Decked Area

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)



We are pleased to offer to the market this attractive semi detached property located in this popular residential area just off the Ring Road with excellent convenience to many amenities including Bloomfield shopping complex, shops, leading local schools and Ward Park. This property will typically appeal to first time buyers, young professionals and couples. The accommodation is bright, spacious and flexible comprising living room with fireplace, which has potential for an open fire or stove subject to necessary approvals, and good sized kitchen with casual dining area on the ground floor. Upstairs this property is further enhanced by having three well proportioned bedrooms and a bathroom with three piece white suite. Outside there is an easily maintained front garden in loose stones, tarmac driveway with parking and low maintenance fully enclosed rear garden with various timber decked terraces making an ideal space for outdoor entertaining. Other benefits include oil fired central heating, uPVC double glazed windows, and no onward chain. Realistically priced, we are confident this property will create instant interest and a viewing is highly recommended at your earliest convenience so as to appreciate it in its entirety.





# Directions

Travelling along the Bangor Ring Road from the Gransha roundabout in the direction of Groomsport turn right onto Robinson Road and take the first left into Marlo Park. Continue to the end of Marlo Park and at the T-junction turn left and then the first on your right leads to Number 68.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



As rated  
THE SUNDAY TIMES  
THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		55	66
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



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