



Lord Warden's Mount,

**Offers in the region of
£159,950**



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Lord Warden's Mount, Bangor, County Down

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Situated off Rathgael Road an ideal location for commuting to Belfast, this well-presented semi-detached villa will appeal to a broad spectrum of purchasers. The accommodation comprises of a spacious lounge and luxury fitted kitchen open plan to dining area on the ground floor with 3 first floor bedrooms and a luxury bathroom with white suite on the first floor. Externally there is off-street parking and easily managed gardens front and enclosed to the rear in lawns and paved patio. The property also offers double glazed windows and benefits from gas-fired heating. All in all an attractive semi-detached villa in an area where demand always outweighs supply!

ENTRANCE HALL

upvc double glazed front door, semi-solid wooden floor, under stairs storage.

LOUNGE

4.52m x 4.32m (14'10" x 14'2")

Feature wooden fireplace with marble inset and hearth recessed spotlights, built-in home aquarium.

KITCHEN / DINING ROOM

6.48m x 3.43m (21'3" x 11'3")

Stainless steel inset 1.5 sink unit with granite work surfaces, an excellent range of high and low-level units with glazed display cabinets, built-in double oven, and 3 ring gas hob, chimney extractor fan, integrated dishwasher, plumbed for washing machine, plumbed for American fridge freezer. Feature solid wood corner breakfast bar, open plan to a dining area, upvc double glazed French doors to rear garden.



For full EPC please contact the branch

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM ONE

4.65m x 3.10m (15'3" x 10'2")

BEDROOM TWO

4.19m x 3.15m (13'9" x 10'4")

Cornice ceiling, recessed low voltage spotlights.

BEDROOM THREE

3.35m x 2.26m (11'0" x 7'5")

Built-in storage, Velux.

BATHROOM

Luxury white suite comprising: Fully tiled walk-in shower with thermostatically controlled shower and Rainshower, vanity unit with mixer taps, panelled bath with hand shower, dual flush WC, heated towel rail, fully tiled walls, ceramic tiled floor and extractor fan.

OUTSIDE

Brick paved driveway to car parking.

GARDENS

Front garden in lawns and shrubs. Enclosed rear garden in lawns, flowerbeds and shrubs with paved patio area. Two garden sheds (one with power). Outside tap and light.

EPC

Laser Tape Clause

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

