


15 Lord Warden's Grange, Bangor,
County Down, BT19 1YN

Asking Price: £315,000

 **Reeds Rains**

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Asking Price: £315,000

EPC Rating: TBC

Decsription

Welcome to 15 Lord Warden’s Grange, an impressive four-bedroom detached villa offering spacious and versatile accommodation in a highly sought-after development. Beautifully presented throughout, this property features a bright lounge, a convenient downstairs cloakroom, and a modern fitted kitchen complete with an open-plan dining area. An additional family room provides excellent flexibility, perfect for a second living space, home office, or playroom.

Upstairs, the home continues to impress with four well-proportioned bedrooms, including a master bedroom benefitting from a private ensuite shower room. Designed with family living in mind, the property is finished to a high standard with gas central heating and UPVC double glazing ensuring year-round comfort. Outside, the gardens have been thoughtfully landscaped — the front is attractively presented, while the enclosed rear garden has been designed for low maintenance, featuring decking and artificial lawns ideal for relaxing and entertaining.

An integral garage and off-street parking add to the practical appeal of this fantastic home. The location is equally impressive, offering excellent accessibility to Bangor, Belfast, and Newtownards. Whether commuting for work, accessing top-rated schools, or enjoying the wide range of shopping and leisure facilities these towns provide, residents will find travel quick and convenient thanks to the nearby main arterial routes.

This is a perfect opportunity for families or professionals seeking a stylish, low-maintenance home in a prime location. 15

Lord Warden’s Grange combines space, style, and superb connectivity, making it a home ready to move into and enjoy from day one.

Reception Hall

uPVC double glazed front door, laminate wooden floor.

Cloakroom / WC

White suite comprising : Dual flush WC, wash hand basin, laminate wooden floor.

Lounge

14'10" x 14'3" (4.52m x 4.34m)
Feature marble fireplace with cast iron horseshoe inset and granite hearth. laminate wooden floor.

Kitchen / Family Room

21'8" x 10'8" (6.6m x 3.25m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range pf high and low level units with laminate work surfaces and central island / Breakfast bar. Built in double oven and 4 ring ceramic hob, stainless steel chimney extractor fan, glass splashback, integrated dishwasher, integrated fridge freezer, ceramic tiled floor. Open plan to Family area and uPVC double glazed door to rear garden.

Dining Room

10'11" x 10'8" (3.33m x 3.25m)
Laminate wooden floor.

First floor landing

Access to roof space and gas boiler.

Bedroom 1

20'2" (6.15) at widest x 10'2" (3.1)
Laminate wooden floor, built in wardrobes with mirrored sliding doors x 2 .

Ensuite Shower room

White suite comprising: Fully tiled built in shower cubicle with electric shower, low flush WC, pedestal wash hand basin, fully tiled

walls, recessed spotlights, extractor fan.

Bedroom 2

15'4" x 9'9" (4.67m x 2.97m)

Ensuite shower room

White suite comprising : Panelled shower cubicle with Mira shower unit, pedestal wash hand basin, low flush WC, airing cupboard,

Bedroom 3

11'8" x 11'2" (3.56m x 3.4m)
Laminate wooden floor, Velux window.

Bedroom 4

10' x 7'5" (3.05m x 2.26m)

Family Bathroom

Luxury white suite comprising : Panelled bath with mixer taps and thermostatically controlled shower, low flush WC, pedestal wash hand

basin, ceramic tiled floor, part panelled walls, recessed spotlights.

Outside

Brick paved driveway to excellent parking space with access to Integral garage.

Integral Garge

16'11" x 10'4" (5.16m x 3.15m)
Roller door, power and light, plumbed for washing machine, single drainer stainless steel sink unit, side access.

Gardens

Front garden in lawns and shrubs.

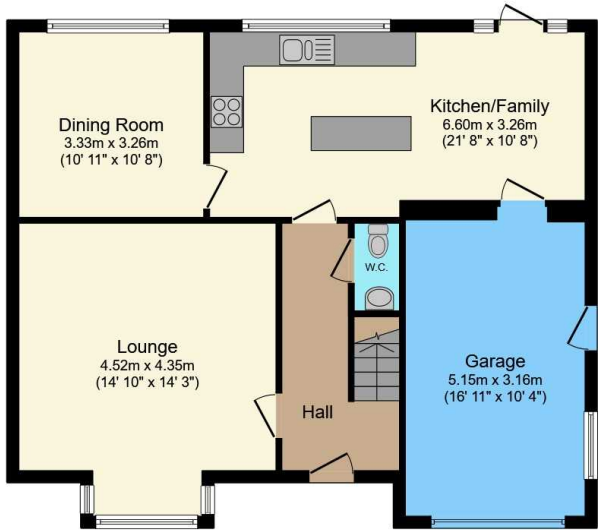
Enclosed rear garden in decking, paved patio area and artificial lawn. Pebbled beds with shrubs.

The property benefits from PVC Fascia, soffits and guttering.

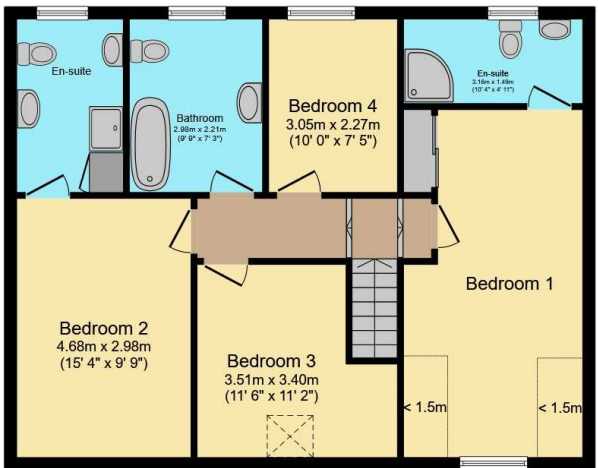
NB

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 154.7 sq.m. (1,665 sq.ft.) approx
Restricted height 2.8 sq.m. (30 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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