



Occupying a prime corner site, this well-appointed detached family home is located within the ever-popular Lord Wardens development.

The interior layout offers all the conveniences of modern family living and could be adapted to suit the occupier's requirements. Briefly comprising three reception rooms with an open plan, kitchen-dining leading to living room plus cloaks WC and utility. On the first floor are four double bedrooms – principal with ensuite plus bathroom. Overall the property has been very well maintained by the current owners, and is further enhanced by gas fired central heating and PVC double glazed windows. Complimented by a notably private rear garden with an impressive workshop / studio space with light, power and plumbing. A spacious tarmac driveway offers ample parking for several vehicles.

Lord Wardens is an established and mature residential location, conveniently positioned for those wishing to commute to Belfast, the development is also nearby Bangor town centre, renowned primary & secondary schools, local leisure centre plus parkland and coastal walking routes. Viewing is a must to appreciate all this home has to offer.

Offers Around  
£325,000

1 Lord Wardens Dell,  
BANGOR,  
BT19 1YP

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Viewing by  
appointment  
through agent  
028 9042 4747

- Well appointed detached family home occupying prime corner site
- Adaptable layout ideal for modern family living
- Hallway with cloaks WC
- Living Room with feature open fireplace
- Dining Room
- Snug / Study
- Open plan kitchen - dining leading to sitting room
- Utility
- Four double bedrooms
- Principal with ensuite
- Main bathroom
- Gas fired central heating & uPVC frame double glazed
- Solar panels (owned) - 2KW system
- Cavity wall installed within past 5 years
- New electricity consumer unit installed within past 5 years
- Tarmac driveway offering ample parking
- Enclosed rear garden in lawn with side patio
- Timber shed, outside tap, outside power points & lights
- Insulated timber workshop / studio with light, power & plumbing
- Convenient location for those wishing to commute to Belfast
- Nearby Bangor town centre, renowned primary & secondary schools, local leisure centre plus parkland and coastal walking routes



The Property Comprises:

Ground Floor

Composite front door with side lights.

HALLWAY:

CLOAKROOM/WC: Low flush wc, wash hand basin, tile splashback, ceramic tiled floor, extractor fan.

STUDY/BEDROOM (5): 13' 9" x 10' 6" (4.2m x 3.2m) Oak effect laminate wooden floor.

LOUNGE: 20' 4" x 12' 2" (6.2m x 3.7m) Feature open fireplace with cast iron inset, timber surround and tiled hearth, cornice ceiling.



DINING ROOM: 10' 10" x 10' 10" (3.3m x 3.3m)



KITCHEN: 10' 10" x 10' 6" (3.3m x 3.2m) Shaker style kitchen with excellent range of high and low level units, granite work surfaces and drainer, Blanco stainless steel sink unit with mixer tap, built-in Hotpoint electric oven and four ring gas hob, stainless steel extractor fan, built-in dishwasher. Tiled splashback, kickboard LED lighting.



LIVING ROOM: 11' 6" x 9' 10" (3.5m x 3m) uPVC double glazed double doors to exterior.



UTILITY ROOM: 10' 6" x 6' 7" (3.2m x 2m) Range of high and low level cupboards, stainless steel sink with drainer and mixer taps, laminate work top, plumbed for washing machine, space for dryer, space for fridge/freezer, uPVC double glazed door to exterior.

## First Floor

### LINEN CUPBOARD:

BEDROOM (1): 14' 5" x 12' 6" (4.4m x 3.8m) Built-in robe with mirrored sliding doors.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with thermostatic controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, extractor fan, Velux window.



BEDROOM (2): 15' 5" x 10' 6" (4.7m x 3.2m) Wall-to-wall built-in robes with mirrored sliding doors. Oak effect laminate wooden floor.



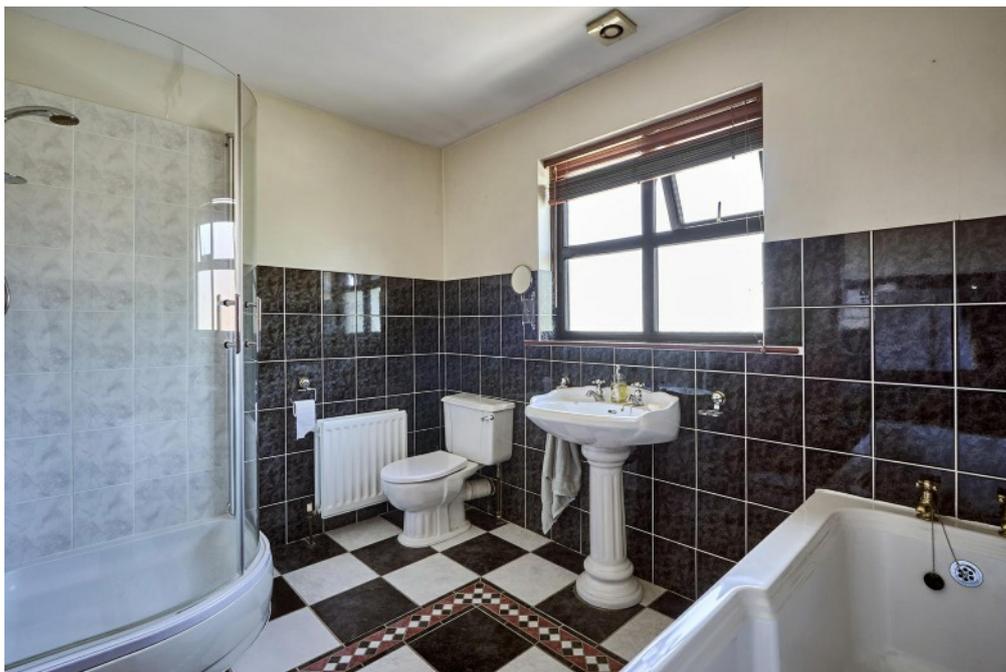
BEDROOM (3): 11' 6" x 10' 6" (3.5m x 3.2m) Oak effect laminate wooden floor.

BEDROOM (4): 10' 10" x 10' 6" (3.3m x 3.2m)



BATHROOM: Four piece white bathroom suite comprising panelled bath, fully tiled built-in shower cubicle with Gainsborough shower unit, low flush wc, pedestal wash hand basin, half tiled walls, ceramic tiled floor, extractor fan.

Loft access.



Outside

WORKSHOP:

CLOAKS/WC: Electricity and plumbed. Wifi.

Tarmac driveway with pavior brick border offering ample parking for several vehicles. Front garden laid in lawn.

Enclosed rear garden bordered by fencing. Paved patio leading to lawn, variety of fruit trees.

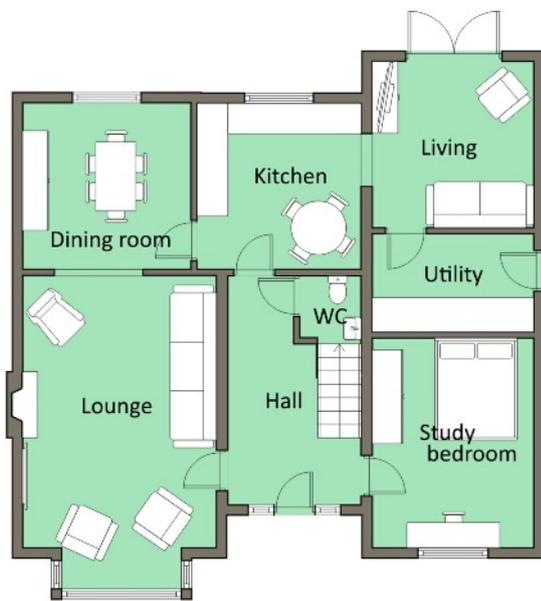
Paved area to side with timber shed. Outside tap, sink, light and power points.



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## Location:

Travelling from Belfast to Bangor along the A2 Belfast Road (carriageway), at the traffic lights turn right onto Rathgael Road. Continue for approx 1km, then turn right onto Lord Wardens Road. Lord Wardens Dell is second on the left.



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 Lisburn - 028 92 66 1700  
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