



Positioned in a highly sought-after location, this superb detached family home offers generous accommodation with a flexible layout ideal for modern family life. The property is perfectly placed for those needing easy access to Belfast, while also enjoying proximity to Bangor town centre, a range of highly regarded schools, leisure facilities, and beautiful parkland and coastal walking routes.

The ground floor offers a welcoming entrance hallway with cloakroom and WC, a bright living room with a feature open fireplace, and an additional reception room which is perfectly suited as a snug, study, or playroom. At the heart of the home is an open plan kitchen and dining area that flows into a spacious sitting room—an excellent space for everyday living and entertaining. A separate utility room adds further convenience.

Upstairs, the property comprises four well-proportioned double bedrooms, including a principal with ensuite, and a generous family bathroom with quality fittings. Outside, a tarmac driveway provides ample off-street parking, and the enclosed rear garden is ideal for outdoor dining and family gatherings. With gas fired central heating and uPVC double glazing throughout, this is a well-appointed home offering comfort, space, and convenience in equal measure. Call today to arrange a private viewing!

**Offers Over
£339,950**

18 Lord Wardens Glen,
BANGOR,
BT19 1GL

Viewing by
appointment
through agent
028 9042 4747



- Superb detached family home in a sought-after location
- Flexible layout perfect for modern family living
- Welcoming entrance hallway with cloakroom and WC
- Bright living room with feature open fireplace
- Additional reception room ideal as a snug, study, or playroom
- Open plan kitchen and dining area flowing into a comfortable sitting room
- Separate utility room for added convenience
- Four spacious double bedrooms, including principal with ensuite
- Generous family bathroom with quality fittings
- Gas fired central heating and uPVC double glazing
- Tarmac driveway providing ample off-street parking
- Enclosed rear garden with outdoor dining space – ideal for entertaining
- Excellent commuter access to Belfast
- Close to Bangor town centre, leading schools, leisure facilities, parkland, and scenic coastal walks

The Property Comprises:

Ground Floor

uPVC composite front door with glazed side panels and central panel to . . .

LARGE ENTRANCE HALL: Wood effect laminate flooring.



DOWNSTAIRS W.C.: Comprising low flush wc, wash hand basin with chrome taps, composite tiled floor.

LOUNGE: 20' 0" x 12' 2" (6.1m x 3.7m) Wood effect laminate flooring, large bay window, fireplace with wooden surround and slate hearth.



LIVING ROOM: 11' 6" x 9' 6" (3.5m x 2.9m) Currently used as a playroom and office.

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KITCHEN: 21' 4" x 11' 2" (6.5m x 3.4m) Excellent range of high and low level units, marble worktops, Hotpoint double oven, Normende electric hob with extractor fan above, integrated fridge freezer, integrated Hotpoint dishwasher, Blanco sink unit, island unit with storage and casual dining, ceramic tiled floor, windows overlooking rear, dining area.



UTILITY ROOM: 10' 2" x 7' 10" (3.1m x 2.4m) Excellent range of high and low level units, plumbed for washer dryer, fridge freezer, ceramic tiled floor.

TV ROOM/SNUG/SUN ROOM: 11' 2" x 5' 7" (3.4m x 1.7m) Ceramic tiled floor, patio doors to rear garden, door to utility room.



First Floor

LANDING: Access to partially floored roofspace with power and light, large linen cupboard.

BEDROOM (1): 15' 9" x 12' 2" (4.8m x 3.7m) Outlook to front.

ENSUITE SHOWER ROOM: Comprising low flush wc, wash hand basin with chrome mixer tap, storage unit with mirrors, walk-in, fully tiled shower enclosure with Mira Sport power shower, ceramic tiled floor, Velux window.



BEDROOM (2): 11' 2" x 10' 6" (3.4m x 3.2m) Outlook to rear, range of built-in wardrobes, wood effect laminate flooring.



BEDROOM (3): 15' 9" x 10' 2" (4.8m x 3.1m) Wood effect laminate flooring, built-in wardrobes with mirror fronted doors, outlook to front.



BEDROOM (4): 10' 6" x 10' 2" (3.2m x 3.1m) (at widest points). Outlook to rear.



FAMILY BATHROOM: Low flush wc, wash hand basin with chrome mixer tap and storage underneath, bath with chrome mixer tap and telephone overhead attachment, ceramic tiled floor.



Outside

Tarmac driveway with parking for at least 2 cars, patio area and lawn. Private rear garden with lawn and patio area, surrounded by fencing, fantastic outdoor entertaining space enjoying the sun all evening, storage shed.



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 Grange. Lord Wardens Glen is second on the right. Number 18 is the 2nd house on the right side.

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Sizes And Dimensions Are Approximate. Actual May Vary.

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