



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



62 LORD WARDENS HOLLOW

Bangor BT19 1GP

- 4 Bedrooms (Ensuite)
- 3+ Reception Rooms
- Oak Kitchen
- Phoenix Gas Heating System
- Double Glazing
- White Bathroom Suite
- Attached Garage / Utility
- Large Site
- Cul De Sac
- Popular Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £335,000

62 Lord Wardens Hollow

, Bangor, BT19 1GP



ACCOMMODATION

Half double glazed entrance door with half double glazed side panels into...

ENTRANCE HALL

Sacramento pine laminated wood floor. Understairs cloaks cupboard. Telephone point.

WASH ROOM

Comprising: Pedestal wash hand basin. W.C. Sacramento pine laminated wood floor.

LOUNGE

16'2" x 11'9" (4.93m x 3.58m)
Open fireplace with cast iron surround and slate hearth, pine mantel. TV point. Sacramento pine laminated wood floor.

KITCHEN/DINING AREA

26'3" x 11'7" (8.00m x 3.53m)
Range of country pine high and low level cupboards and drawers with roll edge work surfaces, incorporating unit display cabinets with low voltage downlights. Built-in Ariston ceramic 4 ring hob and double oven. Extractor canopy with Eilca integrated extractor fan and light. Franke 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Integrated Ariston fridge. 7 Low voltage downlights. Island with breakfast bar. Open plan toDINING/FAMILY AREA

UTILITY ROOM

10'10" x 5'2" (3.30m x 1.57m)
Range of country pine high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine.

FAMILY ROOM

11'9" x 10'0" (3.58m x 3.05m)
Sacramento pine laminated wood floor.

SUN ROOM

13'4" x 10'8" (4.06m x 3.25m)
Ceramic tiled floor. 4 downlights. uPVC double glazed French doors leading to patio.

STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

BEDROOM 1

14'9" x 13'6" (4.50m x 4.11m)
Range of built-in wardrobes with mirrored sliding doors. TV point. Telephone point.

ENSUITE SHOWER ROOM

Comprising: Tiled shower cubicle with Mira Excel shower unit. Vanity unit with inset wash hand basin. W.C. Part tiled walls. Built-in extractor fan.

BEDROOM 2

14'9" at widest pt x 11'8" (4.50m at widest pt x 3.56m)
TV point.

BEDROOM 3

11'9" x 11'5" (3.58m x 3.48m)
TV point.

BEDROOM 4

11'5" x 11'2" (3.48m x 3.40m)

BATHROOM

White suite comprising: Bath with mixer taps and telephone shower attachment. Walk-in shower cubicle with uPVC panels and Triton Jade electric shower unit. Pedestal wash hand basin. W.C. Tiled walls. Built-in extractor fan.

OUTSIDE

INTEGRAL GARAGE

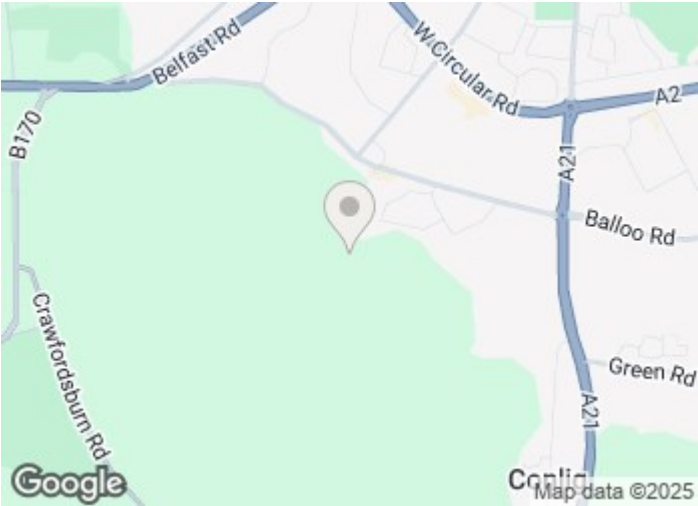
17'11" x 10'11" (5.46m x 3.33m)
Roller door. Light and power.

FRONT

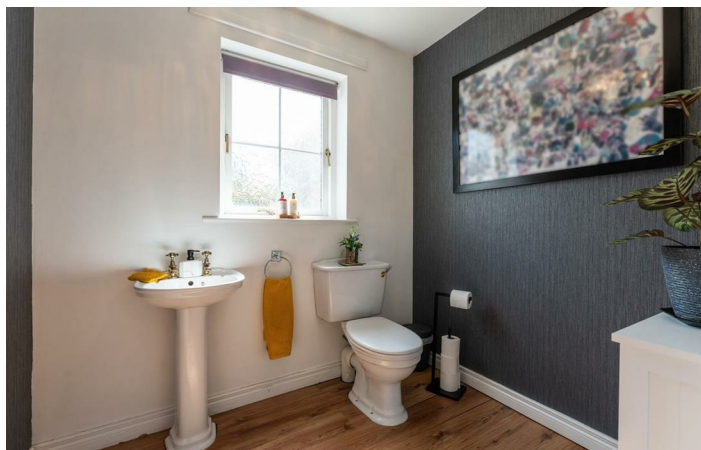
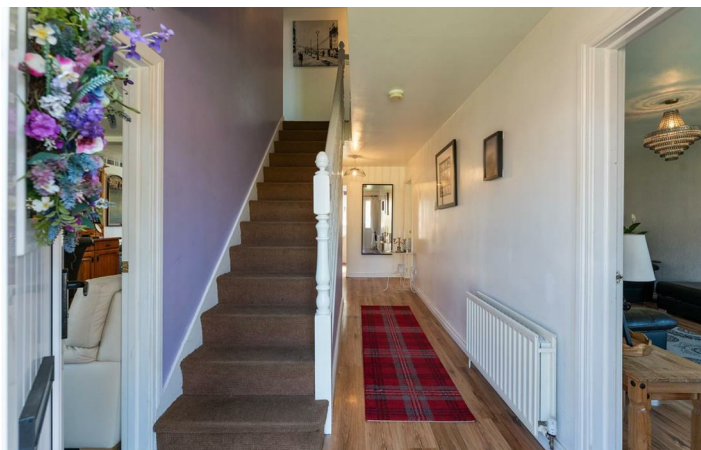
Brick pavior driveway with ample car parking. Garden in lawn and shrubs.

REAR

Enclosed rear garden in lawn. Paved patio area. 2 Lights. Tap.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

