


8 LORD WARDENS GLADE

Bangor BT19 1GW

- 4 Bedrooms (Ensuite)
- 2+ Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Modern Grey Kitchen
- White Bathroom Suite
- Attached Garage
- Well Presented Throughout
- Cul De Sac

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		
Not energy efficient - higher running costs		
Northern Ireland	68	72
EU Directive 2002/91/EC		

Offers Over £335,000

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, Bangor, BT19 1GW



ACCOMMODATION

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

ENTRANCE HALL

Solid oak wood floor.

FAMILY ROOM

12'3" x 11'7" (3.73m x 3.53m)
Open fireplace with cast iron surround and tiled insets with slate hearth and wood mantel. Solid oak wood floor.

LOUNGE

15'10" x 11'7" (4.83m x 3.53m)
Open fireplace with cast iron surround and granite hearth, Sandstone mantel. TV point.

DINING AREA

11'7" x 9'10" (3.53m x 3.00m)

WASH ROOM

Comprising: Wash hand basin with mixer tap. W.C. Half panelled walls. Cloakspace.

KITCHEN

13'6" x 11'7" (4.11m x 3.53m)
Range of grey high and low cupboards and drawers with roll edge work surfaces. built-in Zanussi induction 4 ring hob and double oven. Extractor canopy with integrated fan and light. Single drainer sink unit with mixer tap. Sharp integrated dishwasher and fridge/freezer. Ceramic tiled floor. 4 Downlights.

UTILITY ROOM

10'8" x 5'1" (3.25m x 1.55m)
Range of high and low level units with roll edge work surfaces. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Ceramic tiled floor.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

15'4" at widest pt x 12'6" (4.67m at widest pt x 3.81m)
Built-in wardrobe with mirrored sliding doors. 4 Downlights.

ENSUITE

Comprising: Tiled shower cubicle with Thermostatic shower over. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor. Built-in extractor fan.

BEDROOM 2

12'7" x 11'7" (3.84m x 3.53m)
Built-in wardrobe with sliding doors.

BEDROOM 3

11'7" x 11'2" (3.53m x 3.40m)
Laminated wood floor.

BEDROOM 4

11'2" x 11'1" (3.40m x 3.38m)

BATHROOM

White suite comprising: Panelled bath with mixer tap

and telephone shower attachment. Corner shower with Body Jets. Vanity unit with inset wash hand basin. W.C. 3 Downlights. Built-in extractor fan. Anthracite heated towel rail.

OUTSIDE

ATTACHED GARAGE

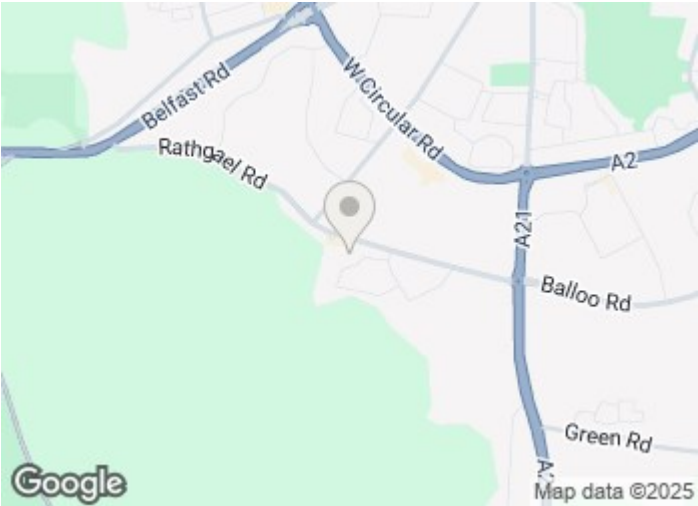
17'9" x 10'9" (5.41m x 3.28m)
Roller door. Light and power.

FRONT

Garden in lawn. Light.

REAR

Enclosed garden in lawn with shrubs. Summerhouse. Garden shed. Paved patios. Light. Tap.



Directions



Floor Plan

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