



## 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	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £335,000**

# 8 Lord Wardens Glade

, 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)

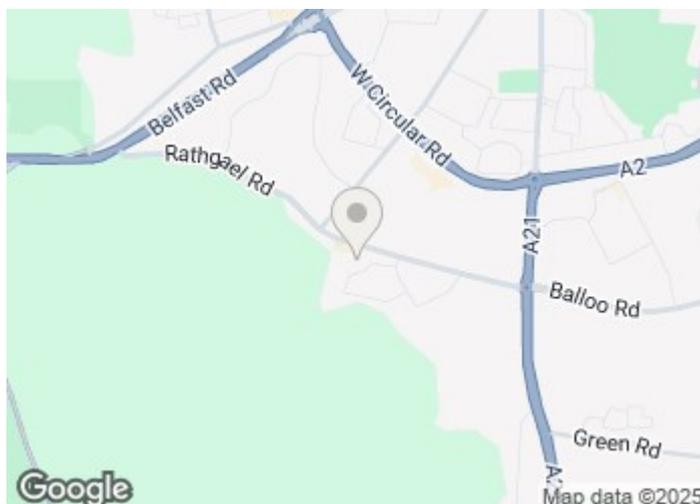
Roller door. Light and power.

### FRONT

Garden in lawn. Light.

### REAR

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

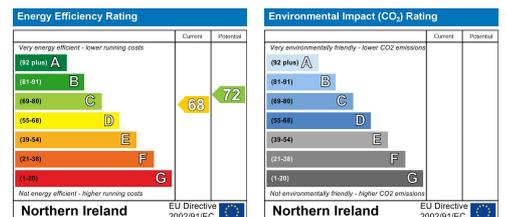


## Directions



# Floor Plan

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