



ULSTER PROPERTY SALES

# UPS

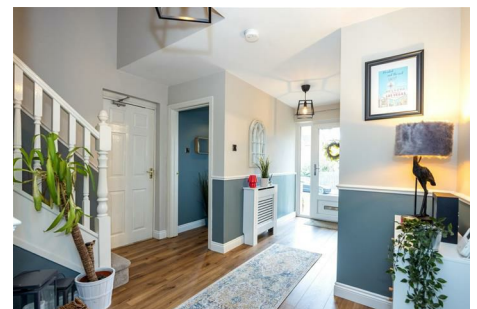
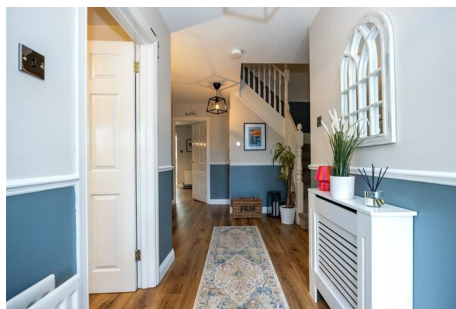
**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 11 LORD WARDEN'S COURT

Bangor BT19 1GJ

- Conservatory
- 4 Bedrooms ( Ensuite)
- Spacious Lounge
- Taupe Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- Attached Garage
- White Bathroom Suite
- Well Presented Throughout

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

**Offers Around £325,000**

# 11 Lord Warden's Court

, Bangor, BT19 1GJ



## ACCOMMODATION

### COVERED PORCH

Half glazed door into ...

### ENTRANCE HALL

Laminated wood floor. Built-in cloaks cupboard.

### WASH ROOM

Comprising: Pedestal wash hand basin. W.C. Laminated wood floor.

### LOUNGE

23'0" x 12'2" narrowing to 9'9" (7.01m x 3.71m narrowing to 2.97m)  
Open fireplace with cast iron surround and slate hearth, oak mantel. Laminated wood floor.

### KITCHEN/DINING AREA

21'1" x 12'7" narrowing to 9'8" (6.43m x 3.84m narrowing to 2.95m)  
Range of Taupe high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring gas hob and Hoover electric oven under. Extractor canopy with integrated fan and light. Integrated fridge and

dishwasher. Part tiled walls. 11/2 tub single drainer sink unit with mixer taps. Laminated wood floor. uPVC double glazed French doors into...

### CONSERVATORY

9'11" x 8'10" (3.02m x 2.69m)  
Ceramic tiled floor. uPVC double glazed French doors leading to rear.

### STAIRS TO LANDING

Built-in storage cupboard.

### BEDROOM 1

15'11" at widest pt x 12'2" (4.85m at widest pt x 3.71m)  
Laminated wood floor.

### ENSUITE

Comprising: Corner shower with Thermostatic shower over. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

### BEDROOM 2

10'9" x 9'10" (3.28m x 3.00m)

### BEDROOM 3

10'0" x 9'8" (3.05m x 2.95m)

### BEDROOM 4

10'1" x 8'6" (3.07m x 2.59m)

### BATHROOM

White suite comprising: Panelled bath with mixer tap and shower over with Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan. Anthracite heated towel rail.

### OUTSIDE

### ATTACHED GARAGE

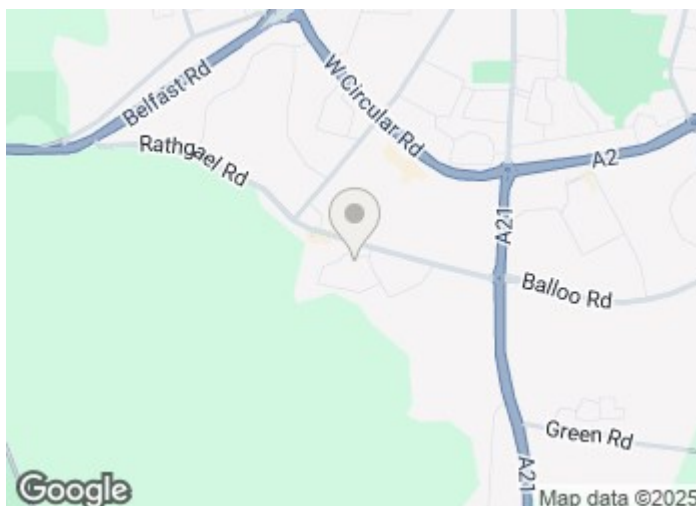
19'7" x 9'10" (5.97m x 3.00m)  
Roller door. Light and power.

### FRONT

Garden in lawn with shrubs.

### REAR

Enclosed garden in lawn with shrubs. Paved patio. Sensor light. 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.

