

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) A			
(81-91) B			
(69-80) C		71	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £325,000

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, 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

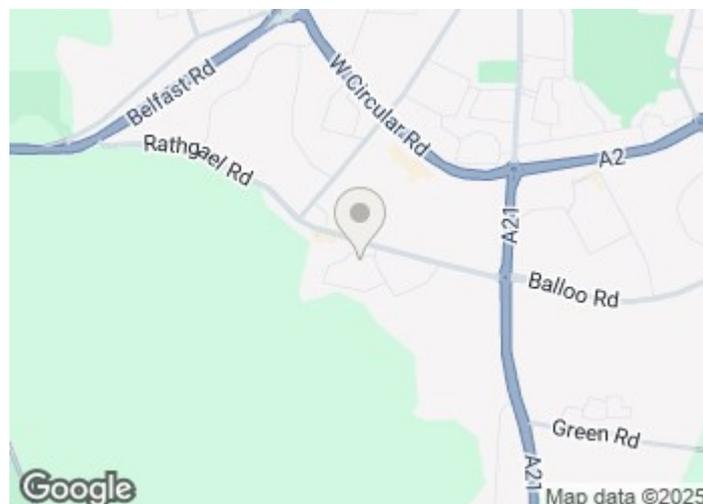
19'7" x 9'10" (5.97m x 3.00m)
Roller door. Light and power.

FRONT

Garden in lawn with shrubs.

REAR

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

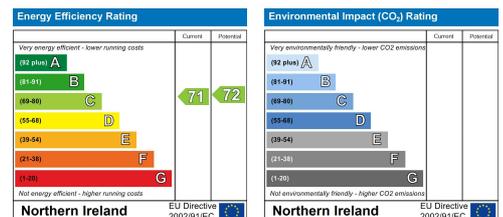


Directions



Floor Plan

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