



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



49 LORD WARDENS COURT

Bangor BT19 1GJ

- 3 Bedrooms (Ensuite)
- Spacious Lounge
- Modern Kitchen
- uPVC Triple Glazing
- Oil Fired Heating System
- White Bathroom Suite
- Well Presented Throughout
- Cul De Sac
- Handy Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

Offers Over £199,950

49 Lord Wardens Court

, Bangor, BT19 1GJ



ACCOMMODATION

COVERED PORCH

Light. Composite entrance door into ...

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

19'4" x 11'9" (5.89m x 3.58m)

Understairs storage cupboard. Open fireplace.

KITCHEN

16'8" x 11'4" (5.08m x 3.45m)

Range of modern high and low level cupboards and drawers with oak roll edge work surfaces. Built-in Caple stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. uPVC double glazed French doors leading to rear.

STAIRS TO LANDING

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

BEDROOM 1

10'7" widening to 16'5" x 11'4" (3.23m widening to 5.00m x 3.45m)

Built-in double wardrobe with mirrored sliding doors. 4 Downlights.

ENSUITE

Corner shower with thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Ceramic tiled floor. PVC panelled ceiling. 4 Downlights. Built-in extractor fan.

BEDROOM 2

13'3" x 8'10" (4.04m x 2.69m)

BEDROOM 3

13'3" x 7'6" (4.04m x 2.29m)

Built-in wardrobe.

BATHROOM

White suite comprising: Panelled bath with Triton Enrich electric shower over. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan.

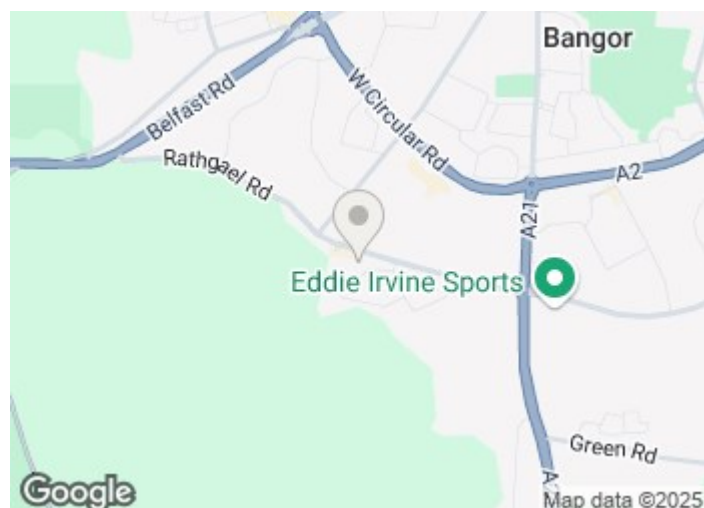
OUTSIDE

FRONT

Garden in lawn.

REAR

Enclosed garden in lawn. Tap and light. Paved patio area. Boiler house. PVC oil tank.



Directions



Floor Plan

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