



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

88 Main Street, Bangor, County Down,
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



49 LORD WARDENS COURT

Bangor BT19 1GJ

- 3 Bedrooms (Ensuite)
- Spacious Lounge
- Modern Kitchen
- uPVC Double Glazing
- Phoenix Gas 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.

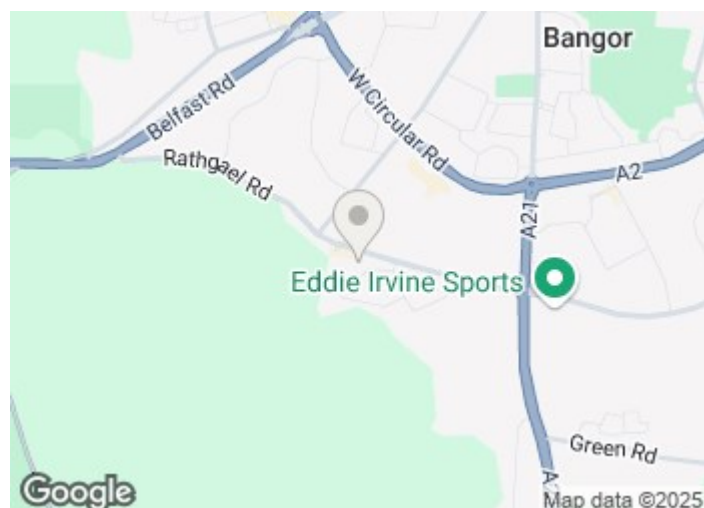
OUTSIDE

FRONT

Garden in lawn.

REAR

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



Directions



Floor Plan

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.

