


3 LORD WARDEN'S DELL

Bangor BT19 1YP

- 4 Bedrooms (Ensuite)
- 2+ Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Grey Kitchen
- White Bathroom Suite
- Attached Garage
- Handy Downstairs Wash Room
- Cul De Sac
- Well Presented Throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 Over £330,000

3 Lord Warden's Dell

, Bangor, BT19 1YP



ACCOMMODATION

uPVC double glazed entrance door with opaque leaded uPVC double glazed side panels into ...

ENTRANCE HALL

Ceramic tiled floor.

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps with splash back. W.C. Ceramic tiled floor.

LOUNGE

12'3" x 9'10" (3.73m x 3.00m)
Open fireplace with Gazco gas stove with reclaimed brick surround and hearth, oak mantel. Solid oak wood floor. 2 Wall light points.

KITCHEN/DINING AREA

21'6" x 10'8" (6.55m x 3.25m)
Range of grey high and low level cupboards and drawers with roll edge work surfaces. Built-in CDA 5 ring gas hob and double oven with microwave. Extractor hood with integrated fan and light. 11/2 tub single drainer ceramic sink unit with mixer taps. Plumbed for American fridge/freezer. Integrated dishwasher. Wine cooler. Part tiled walls. Ceramic tiled floor. 8 Downlights. uPVC double glazed French doors leading to decking. Open plan to ...

FAMILY ROOM

10'9" x 9'8" (3.28m x 2.95m)
Ceramic tiled floor.

STAIRS TO 1ST FLOOR LANDING

Built-in storage cupboard.

BEDROOM 1

14'2" x 12'2" (4.32m x 3.71m)

ENSUITE

Comprising: Walk in shower cubicle with Thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan. Chrome heated towel rail.

BEDROOM 2

15'8" x 10'3" (4.78m x 3.12m)
Laminated wood floor.

BEDROOM 3

12'8" x 11'6" (3.86m x 3.51m)
Laminated wood floor.

BEDROOM 4

10'7" x 10'3" (3.23m x 3.12m)

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Vanity unit with inset wash hand basin and mixer tap. W.C. Corner shower with Thermostatic shower over and Drencher. Tiled walls. Ceramic tiled floor. PVC ceiling with 6 Downlights. Built-in extractor fan. Anthracite heated towel rail.

OUTSIDE

INTEGRAL GARAGE

20'6" x 9'9" (6.25m x 2.97m)
Roller door, light and power. Plumbed for washing machine.

FRONT

Garden in lawn with shrubs.

REAR

Enclosed garden in lawn with shrubs. Decked patio. Boiler house. Light and tap.

GARDEN ROOM

15'4" x 11'4" (4.67m x 3.45m)
The Anfield Arms. Light and power.



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.

