

## 14 LORD WARDENS CHASE

Bangor BT19 1YX

- 4 Bedrooms (Ensuite)
- 3 Reception Rooms
- Open Plan Kitchen Living
- Oil Fired Heating System
- uPVC Double Glazing
- Ivory Kitchen / Utility Room
- White Bathroom Suite
- Detached Garage
- Cul De Sac / Open Aspect To Rear
- 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 Over £395,000**

# 14 Lord Wardens Chase

, Bangor, BT19 1YX



**ACCOMMODATION**

Hardwood entrance door into...

**ENTRANCE HALL**

**WASH ROOM**

Comprising: Pedestal wash hand basin with mixer taps. W.C. Pine ceiling. Part panelled walls. Built-in extractor fan.

**LOUNGE**

19'9" into bay x 12'3" (6.02m into bay x 3.73m)  
Open fireplace with gas fire, Sandstone surround and hearth. Solid Walnut wood floor.

**DINING ROOM**

13'4" x 9'8" (4.06m x 2.95m)

**KITCHEN/LIVING AREA**

32'1" x 10'7" (9.78m x 3.23m)  
Range of ivory high and low level cupboards and drawers with roll edge work surfaces. Built-in Neff 4 ring gas hob and double oven. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Breakfast island. Bi folding doors. 22 Downlights.

**UTILITY ROOM**

Range of ivory high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Ceramic tiled floor.

**STAIRS TO LANDING**

Double glazed Velux window. Built-in hotpress with Megaflo Heatrae Sadia boiler.

**BEDROOM 1**

14'2" x 12'3" (4.32m x 3.73m)  
Range of built-in bedroom furniture.

**ENSUITE**

Comprising: Shower cubicle with thermostatic shower over and drencher. Pedestal wash hand basin with mixer taps. W.C. Double glazed Velux window. Part tiled walls.

**BEDROOM 2**

15'8" x 10'4" (4.78m x 3.15m)

**BEDROOM 3**

11'5" x 10'9" (3.48m x 3.28m)  
2 Built-in wardrobes.

**BEDROOM 4**

10'8" x 10'5" (3.25m x 3.18m)  
Laminated wood floor. Range of built-in wardrobes.

**BATHROOM**

White suite comprising: Free standing bath with mixer tap. Corner shower with Redring Zeta electric shower unit. Vanity unit with inset wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor. 5 Downlights. Built-in extractor fan.

**OUTSIDE**

**DETACHED GARAGE**

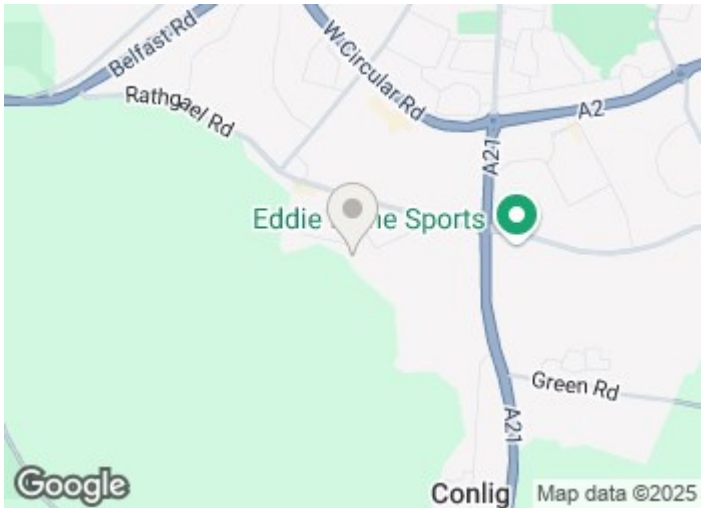
Roller door. Light and power.

**FRONT**

Garden in lawn.

**REAR**

Enclosed garden in lawn with shrubs. Timber shed with covered patio area. Paved patio area. Boiler house. Tap. Light.



**Directions**





Floor Plan

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