

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) 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	64	70
		EU Directive 2002/91/EC

Offers Over £395,000

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, 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 free standing bedroom furniture not included in sale

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

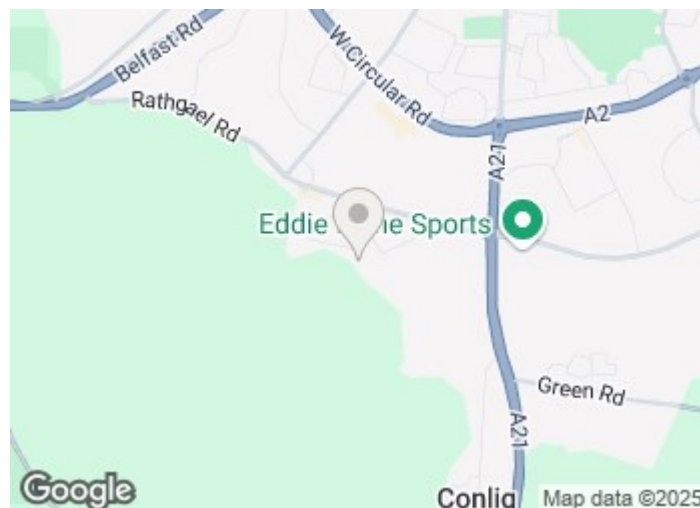
20'0" x 14'0" (6.10m x 4.27m)
Roller door. Light and power.

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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