



OFFERS OVER

£275,000

3 Lord Warden's Grove
Bangor
BT19 1YL



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

Spacious Three-Bedroom Detached Bungalow in Sought-After Lord Warden's Location

Situated on a quiet street in the highly sought-after Lord Warden's development, this detached bungalow presents an exceptional opportunity for buyers seeking a spacious and well-maintained home, offered chain free.

The property boasts a generously sized living room with sliding doors that lead into the dining room, ideal for both family living and entertaining. Accommodation includes three bedrooms, with

the master benefiting from its own ensuite, while a family bathroom features a panelled bath with an electric shower overhead. The home benefits from oil-fired central heating and UPVC double glazing.

Externally, the property features a brick-paved driveway, providing ample parking for several vehicles, and an extra large garage. To the rear, a beautifully maintained and fully enclosed garden

awaits, complete with a charming patio area—perfect for outdoor relaxation and dining. This impressive bungalow combines spacious living with convenience, all set within a desirable residential area. Early viewing is highly recommended to appreciate all that is on offer.



PROPERTY FEATURES



- Detached Bungalow
In Quiet Cul De Sac
In Popular Lord
Warden's
Development
- Dining Room With
Sliding Doors
Leading Through To
Spacious Living
Room
- Kitchen With Range
Of High/Low Level
Units And Access To
Extra Large Garage
- Sunroom With
Access To Rear
Garden
- Three Bedrooms,
Master With Ensuite
- Family Bathroom
With Panelled Bath
And Electric Shower
Above
- Brick Paved Driveway,
With Ample Parking
For Several Vehicles
- Beautifully
Maintained And Fully
Enclosed Rear
Garden With Patio
Area
- Oil Fired Central
Heating And uPVC
Double Glazing
- Chain Free Property









THIS PROPERTY COMPRISES

Hallway

19'11" x 4'10"

Storage

5'11" x 1'10"

Living Room

12'4" x 11'11"

Dining Room

11'10" x 9'7"

Kitchen

12'11" x 11'11"

Middle Hall

6'9" x 6'9"

Storage

3'6" x 2'7"

Bedroom 1

13'7" x 12'10"

Ensuite

6'5" x 5'1"

Bedroom 2

12'4" x 9'9"

Bedroom 3

9'9" x 8'4"

Sunroom

9'1" x 6'6"

Bathroom

8'8" x 6'8"

Garage

30'11" x 11'2"

Directions

Located Off Rathgael Road

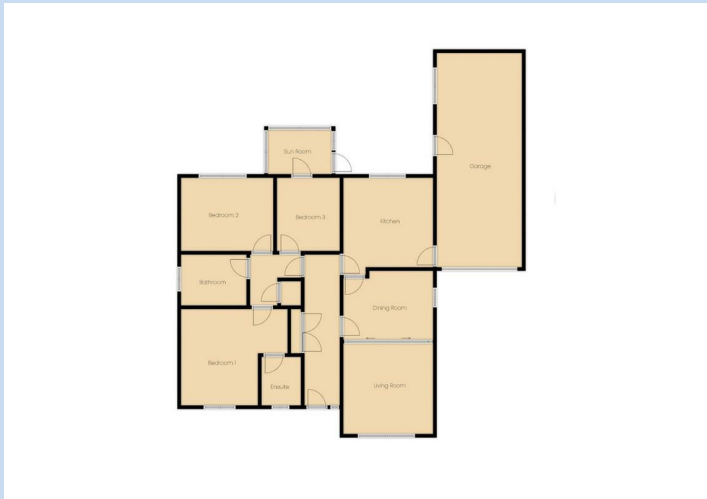
**REQUIRED INFO UNDER
TRADING STANDARDS
GUIDANCE**

Tenure - Understood to be
freehold

Rates - Understood to be
approx £1573.77 per annum



FLOOR PLAN



Energy Efficiency Rating

The rating for this property is:

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	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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