



2 LORD WARDEN'S VIEW

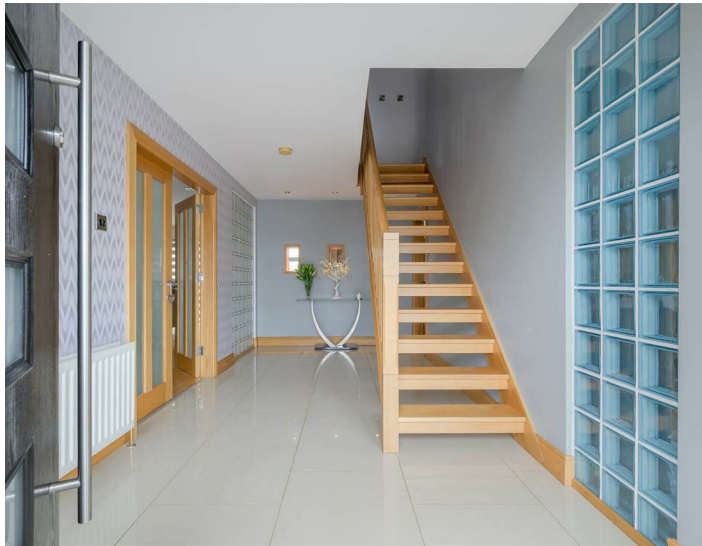
BANGOR BT19 1GN

Offers Over
£450,000



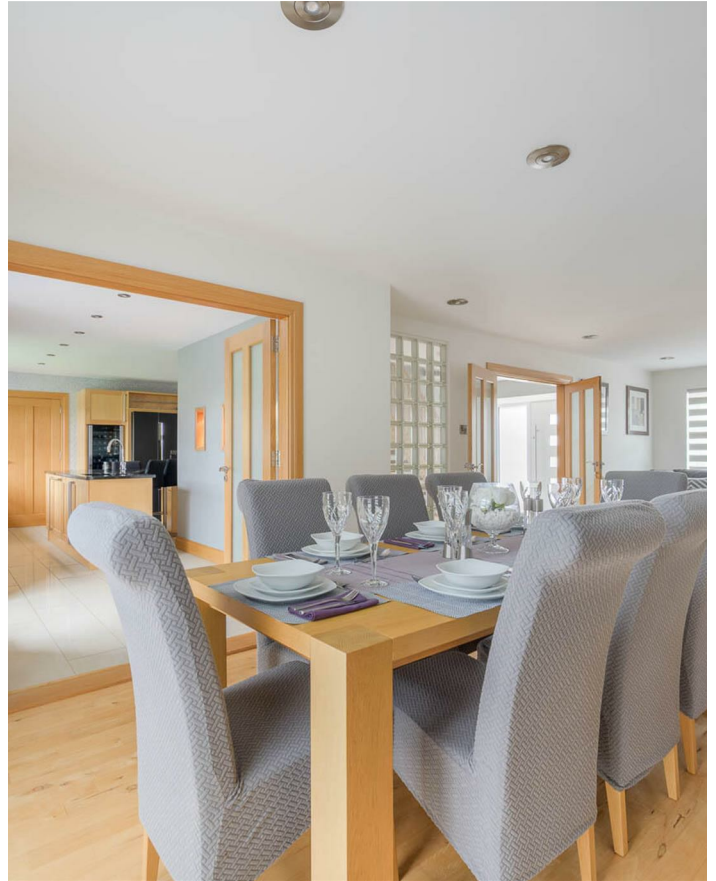
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2 Lord Wardens View is a striking, contemporary family home offering exceptional living space across three floors in a highly sought-after and convenient location. From the moment you enter, the property impresses with its sense of light, space, and thoughtful design. The welcoming reception hall provides a graceful introduction, leading effortlessly to a series of versatile living spaces that cater perfectly to modern family life. At the heart of the home is a beautifully proportioned open-plan living and dining area, which enjoys a bright outlook to both the front and rear of the property. This space provides the ideal setting for entertaining, family gatherings, or simply relaxing in comfort, while flowing seamlessly into additional living areas that create a sense of openness and connectivity throughout the ground floor. The property's layout encourages natural movement between rooms, making it highly adaptable to the needs of a growing family. The first floor hosts a suite of well-appointed bedrooms, offering both privacy and comfort. Two of these rooms benefit from en suite facilities, and a stylish family bathroom serves the remainder, providing a modern and practical solution for everyday living. The second floor adds further versatility, with additional rooms suitable for use as bedrooms, a home office, or guest accommodation, ensuring the home can evolve with the needs of its occupants. Externally, the property is complemented by a private and generous rear garden, perfect for outdoor dining, recreation, or simply enjoying the tranquil surroundings. The front of the home offers ample parking, enhancing convenience and accessibility. 2 Lord Wardens View seamlessly combines contemporary style with functional living, offering flexible accommodation and a layout designed for modern family life. Its combination of light-filled spaces, multiple living areas, and private outdoor space makes it an ideal home for families seeking comfort, practicality, and elegance



KEY FEATURES

- Exceptional three-storey family home in a highly sought-after location.
- Spacious and versatile layout, ideal for modern family living.
- Bright and welcoming reception hall with a sense of openness.
- Generous open-plan living and dining area, perfect for entertaining.
- Flexible living spaces allowing seamless flow throughout the ground floor.
- Central family room providing additional space for relaxation or gatherings.
- Four well-proportioned bedrooms on the first floor, including two en suite rooms.
- Contemporary family bathroom offering practical and stylish accommodation.
- Second-floor rooms ideal for use as additional bedrooms, a home office, or guest suite.
- Private and generous rear garden, offering multiple outdoor living options.
- Front driveway providing ample off-street parking.
- Integral double garage enhancing convenience and storage.
- Stylish, contemporary interior with a focus on light-filled, airy spaces.



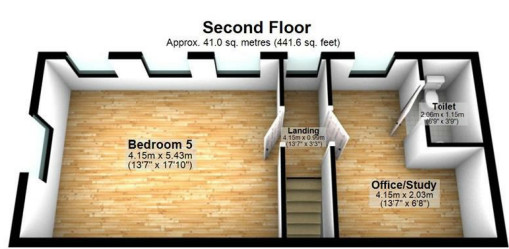
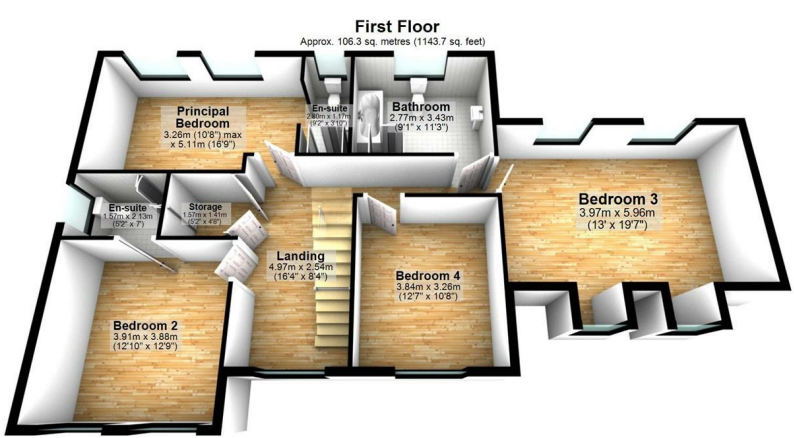
ROOM DETAILS

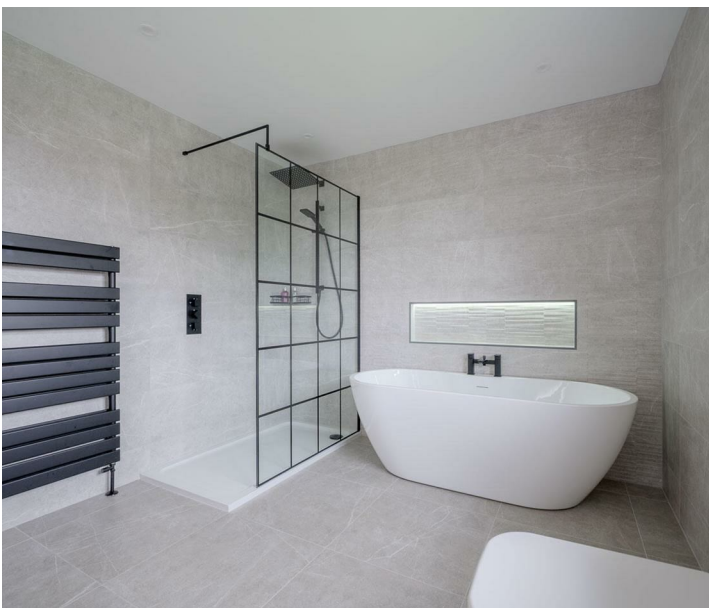
GROUND FLOOR	Landing	SECOND FLOOR
Entrance	Bedroom Three 13'0" x 19'6"	Landing
Reception Hall	Family Bathroom	Bedroom Five 13'7" x 17'9"
Open Plan Living/Dining 29'3" x 12'8"	Bedroom Four 12'7" x 10'8"	Office 13'7" x 6'7"
Kitchen/Living/Dining 25'7" x 21'5"	Bedroom Two 12'9" x 12'8"	WC
Utility Room	En-Suite Shower Room	OUTSIDE
Downstairs WC	Bedroom One 10'8" x 16'9"	Outside
Double Garage 15'9" 19'5"	En-Suite Shower Room	
FIRST FLOOR		





FLOOR PLANS





DIRECTIONS

Heading along Rathgael Road turn onto Lord Wardens Grange. Take the third on your right into Lord Wardens Parade and then the first on your right into Lord Wardens View.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors. Tourism is a big factor in this part of the world.



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

OUR BRANCHES

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