



1 LORD WARDENS AVENUE

Bangor BT19 1YE

Offers Around

£400,000



DETACHED

| 4  | 2  | 4 

1 Lord Wardens Avenue is a beautifully presented detached family home, set on a generous, mature site within the highly sought-after Lord Wardens development. The ground floor layout is perfectly suited to both family living and entertaining. Upstairs, the accommodation continues to impress with well-balanced bedrooms and a layout designed with comfort and practicality in mind. Externally, the property enjoys a generous and private site, with beautifully maintained gardens to the front, side and rear.

KEY FEATURES

- Attractive detached family home on a generous, mature site
- Welcoming covered entrance leading to a bright and impressive reception hall
- Spacious and versatile family room ideal for use as a home office, playroom or additional lounge
- Elegant main drawing room with pleasant outlook over the front gardens
- Open plan kitchen, dining and living space forming the heart of the home
- Garden room with access to the rear patio and gardens
- Separate utility / boot room with additional storage and convenient external access
- Four well-proportioned bedrooms, all offering flexibility for family or guest accommodation
- Generous principal bedroom with built-in storage and private en suite shower room
- Contemporary family bathroom with high quality finish
- Excellent built-in storage throughout including landing storage and roofspace access
- Enclosed driveway providing ample parking for multiple vehicles
- Mature front, side and private south-facing rear gardens with lawns, patio areas and established planting
- Additional outdoor space including side garden and secure area suitable for boat or caravan storage



ROOM DETAILS

ENTRANCE

Covered Entrance Porch

GROUND FLOOR

Spacious Reception Hall

Lounge

17'7" x 12'4"

Family

Room/Office/Playroom

12'5" x 9'9"

Kitchen and Dining Space

10'8" x 21'5"

Garden Room/Sun

Room

28'1 x 12'

Laundry Room/Boot

Room/Utility Room

6'8" x 9'8"

FIRST FLOOR

Landing

Principal Bedroom

14'4" x 12'4"

En Suite Shower Room

Bedroom Two

15'0" x 10'5"

Bedroom Three

10'9" x 11'4"

Bedroom Four

10'8" x 9'8"

Bathroom

7'0" x 9'9"

Roofspace

OUTSIDE

Garden Shed

9'11" x 9'9"

Boiler House

Gardens and Parking



DIRECTIONS

Travelling on the Rathgael Road towards Bangor turn right onto Lord Wardens Road and take the first right hand turn onto Lord Wardens Avenue, number 1 is located on your left hand side.



THE LOCAL AREA

A vibrant seaside town on Belfast Lough, Bangor offers the perfect mix of coastal living and community warmth. Its lively marina, cafés, and shops make it a favourite spot for locals and visitors alike. Families love the great schools, parks, and outdoor spaces, from Pickie Fun Park to Ballyholme Beach. Regular trains and road links provide an easy commute to Belfast and beyond. With stunning sea views and a relaxed pace of life, Bangor is a wonderful place to call home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

