



# 5 LORD WARDEN'S GLEN

Bangor, BT19 1GL

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*Offers around* **£295,000**



DETACHED | 3  | 2  | 2 

Occupying a generous and private corner site, this property offers spacious, versatile accommodation that will appeal to a wide range of purchasers, from growing families to professionals seeking a home with additional outdoor space and work-from-home potential.

## KEY FEATURES

- Spacious Detached Property
- Situated On Generous Site at the End of a Quiet Cul-de-sac
- Lounge with Wood Burning Stove
- Open Plan Kitchen/Dining Room with Range of Integrated Appliances, Feature Island Unit with Casual Breakfast Bar Dining Area and Ample Space for Dining
- Family Room
- Three Well Proportioned Bedrooms (Primary with En Suite Shower Room)
- Family Bathroom with Modern white Suite
- Attached Garage Plumbed for Utilities
- Spacious Rear Garden Getting Sun throughout the Day, Laid in Lawns and Patio
- Detached Outside Office Space with WC Ideal for Working from Home
- Additional Green House and Summer House to Garden
- Well Presented Throughout





## ROOM DETAILS

### Ground Floor

- Reception Hall
- Lounge  
16'4" x 16'4"
- Living Room  
11'5" x 10'6"
- Kitchen/Dining  
21'7" x 11'5"

### First Floor

- Landing
- Bedroom One  
15'1" x 10'6"
- En Suite Shower Room
- Bedroom Two  
11'9" x 11'1"
- Bedroom Three  
9'6" x 7'10"
- Bathroom  
9'6" x 7'5"

### Outside

- Integral Garage  
16'4" x 10'6"
- Outside Office Space
- Rear garden fully enclosed and elevated with excellent space for children at play
- Partially laid in lawns with area laid in patio
- Oil tank with external boiler room with oil fired boiler.
- Driveway laid in brick paviours.



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling along the Rathgael Road in the direction of Bangor turn right into Lord Wardens Grange. Lord Wardens Glen is located on the right hand side.*



## 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 when the sun shows its face. Tourism is a big factor in this part of the world.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	59
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
		67

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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