



11 Lord Wardens Avenue is an exceptional four bedroom family home, beautifully presented throughout and thoughtfully designed for modern living. The property boasts a spacious sitting room flowing seamlessly into the dining area, creating the perfect space for both relaxing and entertaining.

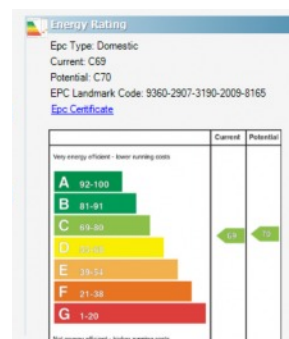
At the heart of the home is a stunning “Cashmere” high gloss kitchen, open plan to the living room, offering a contemporary and sociable layout ideal for family life. Upstairs, there are four well proportioned bedrooms, including a superb principal bedroom complete with a luxury ensuite shower room. A stylish family bathroom serves the remaining bedrooms.

Combining generous accommodation with elegant interiors, this impressive home is perfectly suited to growing families seeking comfort, space, and modern convenience.

Offers Over  
£345,000

11 Lord Warden's  
Avenue,  
BANGOR,  
BT19 1YE

Viewing by  
appointment  
through agent  
028 9042 4747





- Exceptional Four Bedroom Family Home in a Quiet Cul-de-Sac
- Beautifully Presented Throughout
- Spacious Sitting Room open plan to Dining Room
- Stunning “Cashmere” High Gloss Kitchen with Range of Integrated Appliances
- Open Plan Kitchen/Living Space Ideal for Modern Family Living
- Spacious Utility Room
- Ground Floor Cloaks with Low Flush Suite
- Stylish Family Bathroom, Luxury Ensuite to Principal Bedroom
- Double Glazed Windows / Gas Heating
- Front Garden & Spacious Rear Gardens in Lawns, Patio Areas etc
- Former Integral Garage Ideal for Storage
- Ideal for Families and Entertaining Alike

The Property Comprises:

Ground Floor

Oak effect uPVC front door to . . .

ENTRANCE HALL: Laminate wood effect floor.

CLOAKROOM: Low flush wc, wash hand basin.

SITTING ROOM: 17' 0" x 14' 0" (5.18m x 4.27m)



Open plan to . . .

DINING ROOM: 10' 0" x 10' 0" (3.05m x 3.05m)

Laminate wood effect floor.



KITCHEN: 11' 0" x 10' 0" (3.35m x 3.05m) 'Cashmere' luxury high gloss kitchen with excellent range of high and low level units, wood effect work surfaces, Caple four ring gas hob and extractor fan, 1.5 bowl stainless steel sink unit with mixer tap, plumbed for dishwasher, Kenwood microwave, Bosch double oven, laminate wood floor. Open plan to . . .

LIVING ROOM: 10' 11" x 10' 0" (3.33m x 3.05m) Laminate wood effect floor, double doors to outside.



UTILITY ROOM: Further range of units, space for fridge freezer, plumbed for washing machine, space for tumble dryer.

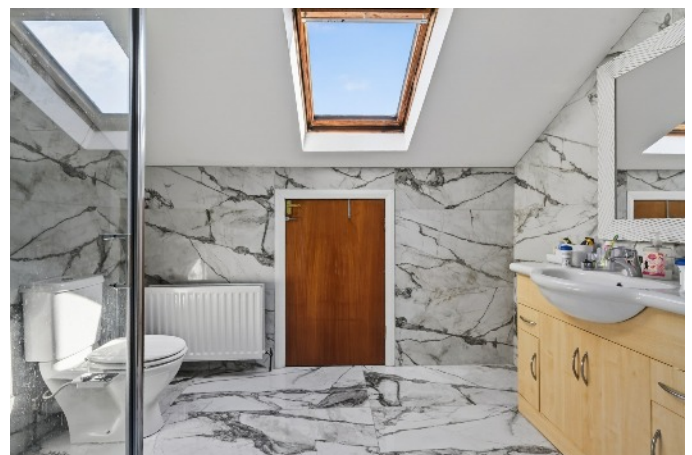


## First Floor

LANDING: Linen cupboard with built-in storage, access to floored roofspace via Slingsby type ladder.

PRINCIPAL BEDROOM: 18' 0" x 9' 10" (5.49m x 3m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit and rain shower head, low flush wc, vanity unit, marble floor and wall tiling, Velux window, storage into eaves.



BEDROOM (2): 11' 0" x 7' 11" (3.35m x 2.41m)



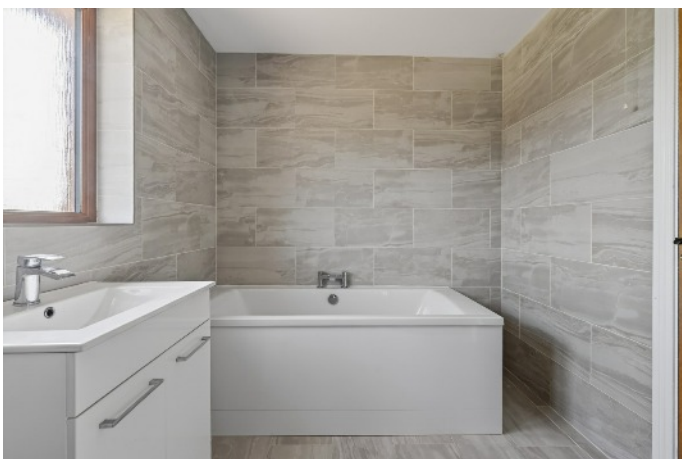
BEDROOM (3): 11' 0" x 9' 0" (3.35m x 2.74m) Laminate wood effect floor, double built-in wardrobe.



BEDROOM (4): 11' 10" x 9' 0" (3.61m x 2.74m) Double built-in wardrobe, laminate wood effect floor.



BATHROOM: White suite comprising shower cubicle with Triton electric shower, heated towel rail, low flush wc, vanity unit, panelled bath with mixer tap, fully tiled walls, ceramic tiled floor, extractor fan.



## Outside

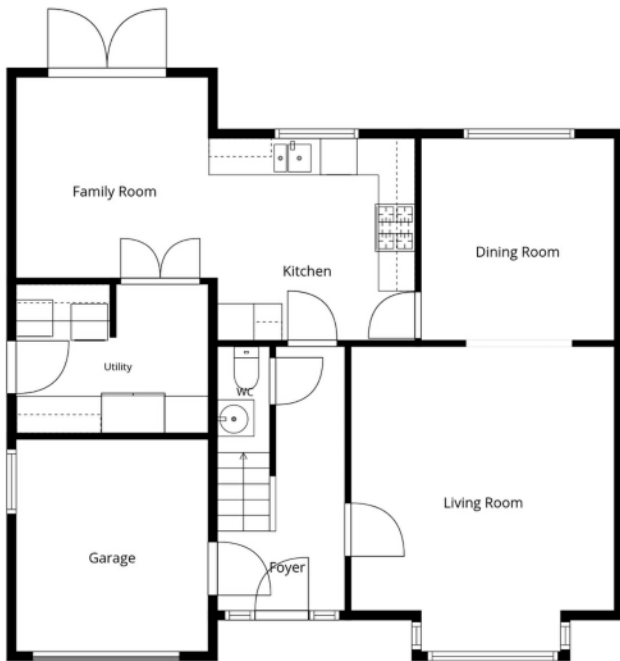
Driveway parking with ample parking for several cars. Front garden laid in lawn. Level rear garden laid in lawn, patio areas, boiler house with gas fired boiler.

INTEGRAL GARAGE: 12' 0" x 10' 0" (3.66m x 3.05m) Up and over door, light and power.

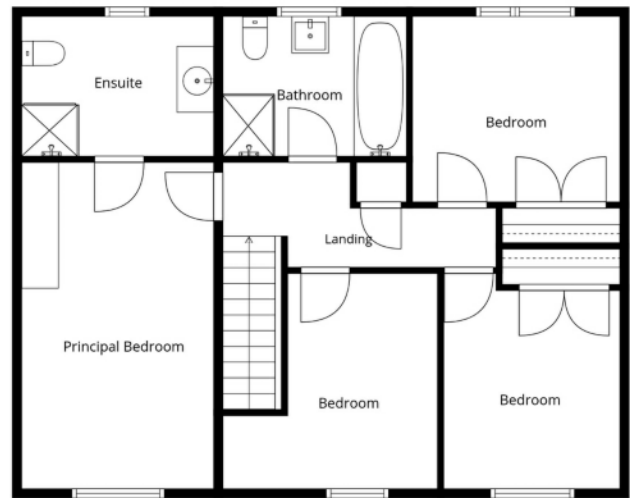


Telephone 028 9042 4747

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1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

From Rathgael Road turn left into Lord Warden's Road & 1st right into Lord Warden's Avenue, no 11 is on the left hand side.

North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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