

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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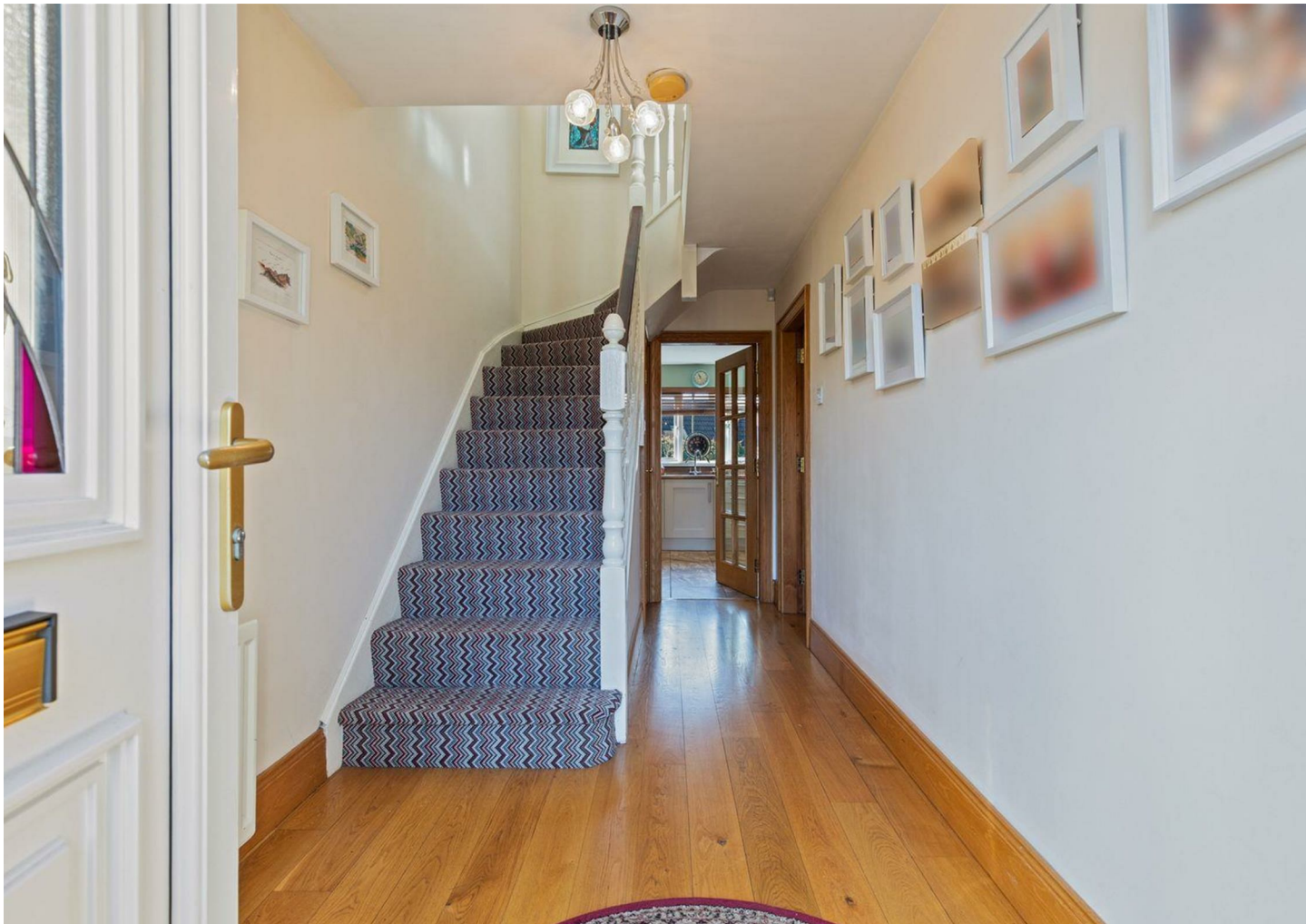
NETWORK STRENGTH – LOCAL KNOWLEDGE



25 LORD WARDENS HOLLOW, BANGOR, BT19 1GP

OFFERS OVER £319,950

This is the type of home you could see as a long term ownership, somewhere to raise a family, as the space and comfort afforded by this detached house should well meet the needs of even the most demanding family for some years to come. The added advantage of the local infrastructure that affords schools, church facilities and shopping within acceptable distances adds to the property's overall appeal and helps to support the local community. If home by nature, to you, means comfort and contentment, then a viewing of this particular property may well not disappoint.



Key Features

- 3 Bedrooms (Ensuite)
- Open Plan Kitchen / Dining Area
- uPVC Double Glazing
- White Bathroom Suite
- Cul De Sac
- Spacious Lounge
- Sun Room
- Oil Fired Central Heating System
- Attached Garage



ACCOMMODATION

COVERED PORCH

Light. Half double glazed entrance door leading to ...

ENTRANCE HALL

Telephone point. Understairs storage cupboard. Solid oak wooden floor.

LOUNGE

15'6" x 14'3"

Open fireplace with multi-fuel stove with slate hearth. TV point. 2 Wall light points. Double dimmer switch. Solid oak wooden floor.

KITCHEN/DINING AREA

21'0" x 10'8"

Range of cream high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Hotpoint 4 ring hob and double oven. Built-in extractor hood with integrated extractor fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Concealed lighting. 6 Downlighters. Ceramic tiled floor.

SUN ROOM

10'7" x 10'2"

Ceramic tiled floor. 4 Low voltage downlights. uPVC double glazed French doors leading to rear garden.

STAIRS TO FIRST FLOOR

LANDING

Spindle staircase. Built-in hotpress with insulated lagged copper cylinder and Willis type immersion heater.

BEDROOM 1

11'11" x 10'4"

Laminated wood floor. Built-in double wardrobe with mirrored sliding doors.

ENSUITE

Comprising: Corner shower with Mira electric shower. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

BEDROOM 2

10'3" x 10'6"

Oak laminate wood floor.

BEDROOM 3

10'4" at widest pt x 9'1"

ROOFSPACE

Part floored. Light.

BATHROOM

White suite comprising: Corner panelled bath with mixer taps. Corner shower with Aqualisa Aquastream electric shower. Pedestal wash hand basin. W.C. Tiled walls and floor. 4 Downlights. Built-in extractor fan.

OUTSIDE

ATTACHED GARAGE

17'6" x 10'9"

Roller door. Light and power. Wash room comprising: W.C. Wash hand basin with mixer taps and splash back. Plumbed for washing machine.

FRONT

Garden in lawn.

REAR

Garden in lawn with shrubs. 2 Patio area. Boiler house. Tap. 2 Lights. PVC oil tank. Outside power.











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	1	1
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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