



## 33 LORD WARDENS GRANGE

Bangor BT19 1YN

- Well Presented Throughout
- 3 Bedrooms (Ensuite)
- 2+ Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Cream Gloss Kitchen
- Modern Shower Room
- Attached Garage
- Popular Location

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| Northern Ireland                            |         |           |
| EU Directive 2002/91/EC                     |         |           |

**Offers Over £280,000**

# 33 Lord Wardens Grange

, Bangor, BT19 1YN



## ACCOMMODATION

uPVC double glazed entrance door with double glazed side panel into ...

## ENTRANCE HALL

Understairs storage cupboard. Ceramic tiled floor.

## LOUNGE

16'5" into bay x 14'7" (5.00m into bay x 4.45m)  
Open fireplace with slate surround and hearth. Laminated wood floor. TV point.

## DINING AREA

10'8" x 10'7" (3.25m x 3.23m)  
Laminated wood floor.

## KITCHEN

10'8" x 10'4" (3.25m x 3.15m)  
Range of cream gloss high and low level cupboards and drawers with oak work surfaces. Normende ceramic 4 ring hob and oven under. Built-in microwave. Extractor canopy with integrated fan and light.

Integrated dishwasher and fridge. Single drainer stainless steel sink unit with mixer taps. Ceramic tiled floor. 4 Downlights.

## FAMILY ROOM

10'0" x 9'11" (3.05m x 3.02m)  
Ceramic tiled floor.

## STAIRS TO LANDING

## BEDROOM 1

15'3" x 9'9" (4.65m x 2.97m)

## ENSUITE

Comprising: Corner shower with thermostatic shower over and drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 3 Downlights. Chrome heated towel rail. Built-in hotpress.

## BEDROOM 2

11'5" at widest pt x 11'1" (3.48m at widest pt x 3.38m)  
Double glazed Velux window.

## BEDROOM 3

9'8" x 7'6" (2.95m x 2.29m)

## SHOWER ROOM

Comprising: Walk-in shower with thermostatic shower over and drencher. Vanity unit with inset wash hand basin and mixer tap. W.C. Part tiled walls. Chrome heated towel rail. 5 Downlights. Built-in extractor fan.

## OUTSIDE

## GARAGE

16'2" x 10'1" (4.93m x 3.07m)  
Up and over door. Light and power. Plumbed for washing machine.

## FRONT

Garden in lawn. Light.

## REAR

Enclosed garden in lawn. Paved Patio. Tap. Light.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

