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NETWORK STRENGTH - LOCAL KNOWLEDG





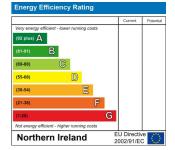




3 LORD WARDEN'S DELL

Bangor BT19 1YP

- 4 Bedrooms (Ensuite)
- 2+ Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Grey Kitchen
- White Bathroom Suite
- Attached Garage
- Handy Downstairs Wash Room
- Cul De Sac
- Well Presented Throughout



Offers Over £330,000

3 Lord Warden's Dell

, Bangor, BT19 1YP









ACCOMMODATION

uPVC double glazed entrance door with opaque leaded uPVC double glazed side panels into ...

ENTRANCE HALL

Ceramic tiled floor

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps with splash back. W.C. Ceramic tiled

LOUNGE

12'3" x 9'10" (3.73m x 3.00m)

Open fireplace with Gazco gas stove with reclaimed brick surround and hearth, oak mantel. Solid oak wood floor. 2 Wall light points.

KITCHEN/DINING AREA

21'6" x 10'8" (6.55m x 3.25m)

Range of grey high and low level cupboards and drawers with roll edge work surfaces. Built-in CDA 5 ring gas hob and double oven with microwave. Extractor hood with integrated fan and light. 11/2 tub BATHROOM single drainer ceramic sink unit with mixer taps. Plumbed for American fridge/freezer. Integrated dishwasher. Wine cooler. Part tiled walls. Ceramic tiled inset wash hand basin and mixer tap. W.C. Corner floor. 8 Downlights. uPVC double glazed French doors leading to decking. Open plan to ...

FAMILY ROOM

10'9" x 9'8" (3.28m x 2.95m) Ceramic tiled floor

STAIRS TO 1ST FLOOR LANDING

Built-in storage cupboard.

BEDROOM 1

14'2" x 12'2" (4.32m x 3.71m)

Comprising: Walk in shower cubicle with Thermostatic Garden in lawn with shrubs.

shower over and Drencher. Vanity unit with inset wash **REAR**

hand basin and mixer taps. W.C. Tiled walls. Ceramic Enclosed garden in lawn with shrubs. Decked patio. tiled floor. 3 Downlights. Built-in extractor fan. Chrome heated towel rail.

BEDROOM 2

15'8" x 10'3" (4.78m x 3.12m) Laminated wood floor.

BEDROOM 3

12'8" x 11'6" (3.86m x 3.51m) Laminated wood floor.

BEDROOM 4

10'7" x 10'3" (3.23m x 3.12m)

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Vanity unit with shower with Thermostatic shower over and Drencher. Tiled walls. Ceramic tiled floor. PVC ceiling with 6 Downlights. Built-in extractor fan. Anthracite heated towel rail.

OUTSIDE

INTEGRAL GARAGE

20'6" x 9'9" (6.25m x 2.97m)

Roller door, light and power. Plumbed for washing machine.

FRONT

Boiler house. Light and tap.

GARDEN ROOM

15'4" x 11'4" (4.67m x 3.45m)

The Anfield Arms. Light and power.



Directions











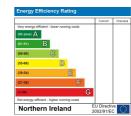


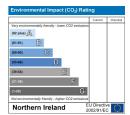




Floor Plan

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