



18 LORD WARDENS GREEN

Bangor BT19 1YR

- 4 Bedrooms
- Spacious Lounge
- Kitchen / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- White Bathroom Suite
- Detached Garage
- Cul De Sac
- No Onward Chain

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		
Not energy efficient - higher running costs		
Northern Ireland	59	65
		EU Directive 2002/91/EC

Offers Over £245,000

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, Bangor, BT19 1YR



ACCOMMODATION

COVERED PORCH

Pine Ceiling and Light. 3 Pane double glazed mahogany entrance door with glazed side panel into ...

ENTRANCE HALL

Ceramic tiled floor.

DOWNSAIRS WASH ROOM

Comprising: Wash hand basin and W.C. Understairs storage cupboard. Telephone point. Laminated wood floor.

LOUNGE

22'3" x 11'9" (6.78m x 3.58m)
Open fireplace with cast iron surround and slate hearth with pine mantelpiece. 2 Wall light points. TV point. Dimmer switch.

KITCHEN

9'8" x 7'10" (2.95m x 2.39m)
Range of grey high and low level cupboards and drawers with beech block roll edge

work surfaces incorporating unit display cabinet and low voltage downlighter. Built-in ceramic 4 ring hob and under oven. Extractor hood with integrated fan. "Baumatic" integrated fridge and "Neff" dishwasher. 11/2 tub single drainer stainless steel sink unit with mixer taps. Part tiled walls. Concealed lighting.

DINING AREA

10'8" x 10'1" (3.25m x 3.07m)
TV point. uPVC double glazed patio doors leading to rear garden.

STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and immersion heater.

BEDROOM 1

11'11" x 11'9" (3.63m x 3.58m)

BEDROOM 2

10'9" x 9'10" (3.28m x 3.00m)

BEDROOM 3

10'9" x 10'1" (3.28m x 3.07m)

BEDROOM 4

8'9" x 8'1" (2.67m x 2.46m)

BATHROOM

White suite comprising: Panelled bath with Triton electric shower unit. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

OUTSIDE

GARAGE

19'11" x 11'5" (6.07m x 3.48m)
Roller door. Light and power. Plumbed for washing machine.

FRONT

Garden in lawn with shrubs. Sensor Light.

REAR

Enclosed garden in lawn with shrubs. PVC oil tank. Boiler house



Directions



Floor Plan

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