



## 7 LORD WARDENS GLADE

Bangor BT19 1GW

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

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>		65	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £225,000**

# 7 Lord Wardens Glade

, Bangor, BT19 1GW



## ACCOMMODATION

### COVERED ENTRANCE PORCH

Half glazed door into....

### ENTRANCE HALL

Built-in cloaks cupboard.

### LOUNGE

15'1" x 9'9" (4.60m x 2.97m)

Open fireplace with multi-burner stove, slate hearth. Laminated wood floor.

### FITTED KITCHEN/DINING ROOM

18'7" x 11'0" (5.66m x 3.35m)

Range of high and low level units with roll edged work surfaces. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Extractor hood with integrated fan and light. Plumbed for dishwasher. Ceramic tiled floor. Part tiled walls.

## FIRST FLOOR

Buit in hotpress with insulated copper cylinder and immersion heater.

### BEDROOM 1

15'1" x 9'9" (4.60m x 2.97m)

### ENSUITE

White suite comprising: Pedestal wash hand basin. W.C.

### BEDROOM 2

11'11" x 9'9" (3.63m x 2.97m)

### BEDROOM 3

8'6" x 7'8" (2.59m x 2.34m)

### BATHROOM

White suite comprising: Free standing bath with ball in claw feet with mixer taps and telephone hand shower. Fully tiled shower cubicle with electric shower. Pedestal wash hand basin. W.C.

Ceramic tiled floor. Heated chrome towel rail.

## OUTSIDE

### DETACHED GARAGE

20'0" x 9'8" (6.10m x 2.95m)

Roller door. Light and power. W.C.

Stainless steel sink unit.

### FRONT

Garden in lawn. Light.

### REAR

Enclosed garden in lawn. Decked patio.

Paved patio. PVC oil tank. Outside power.

Tap. Light.

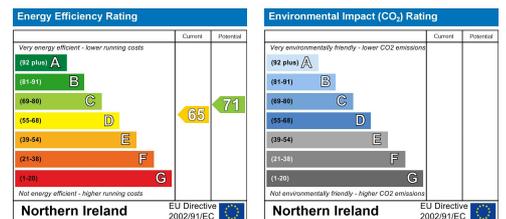


## Directions



# Floor Plan

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