

ULSTER PROPERTY SALES

**UPS**

**BANGOR BRANCH**

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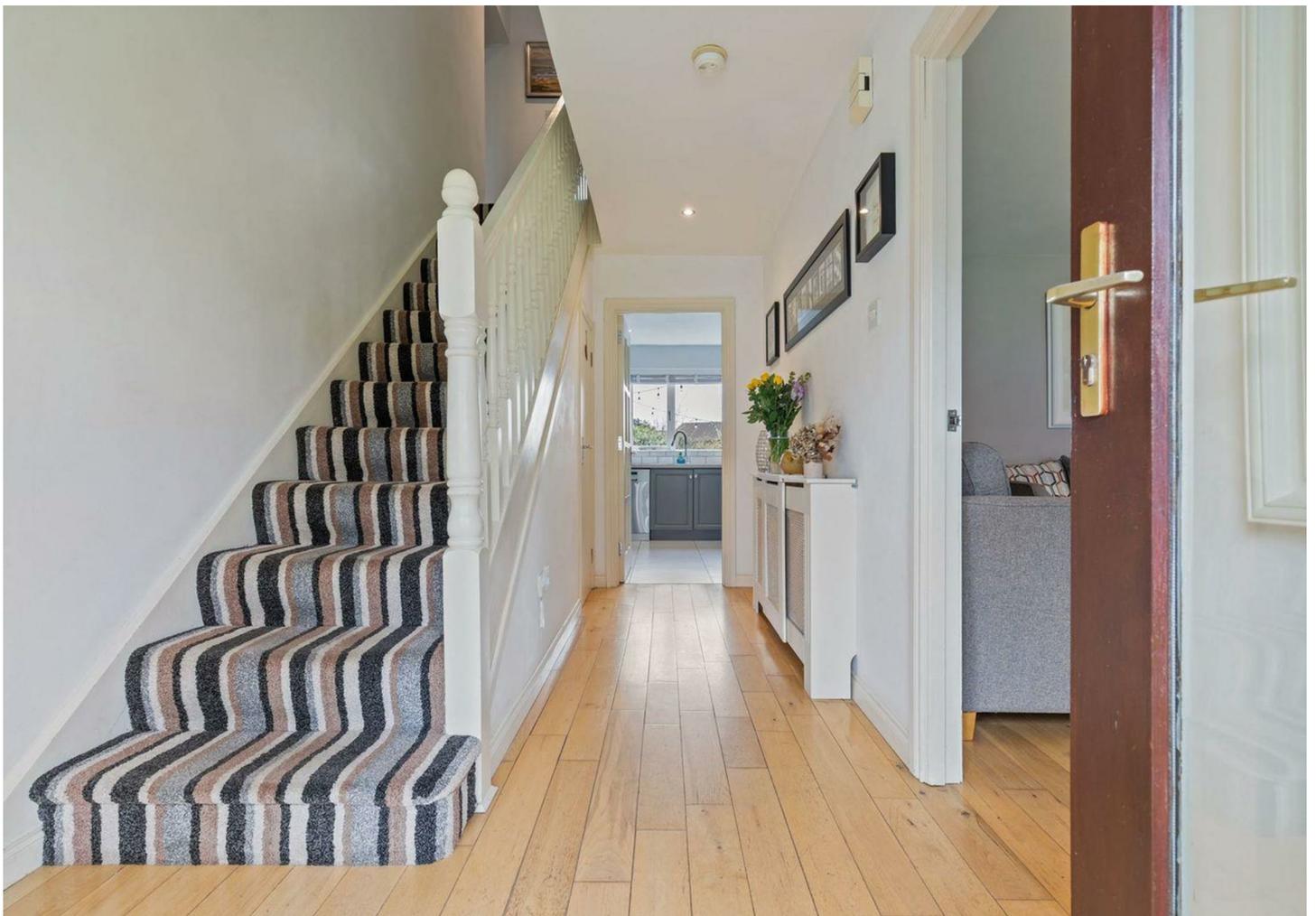
NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 LORD WARDENS PARADE, BANGOR, BT19 1YU**

**OFFERS OVER £359,950**

From behind this impressive home a well balanced and elegant facade lies an array of custom designed accommodation, capable of servicing the most demanding family needs, as the overall space and combination of rooms makes this a home of notable credentials, all of which reflect a high standard of specification and presentation. With little or nothing to do but move in and enjoy, this home is a fine example of contemporary styling and traditional comforts that produce a wonderful feeling of relaxation and contentment. The added advantage of a convenient location finishes off the detailing to what is a superb opportunity to acquire that special home you've always dreamed of owning. Make it happen, simply make that all important viewing appointment now.



## Key Features

- 4 Bedrooms ( Ensuite)
- Oil Fired Heating System
- Open Plan Kitchen / Living Area
- Integral Garage
- Well Presented Throughout
- 3+ Reception Rooms
- Double Glazing Throughout
- White Bathroom Suite
- Mature Gardens



### ACCOMMODATION

Double glazed entrance door with double glazed panels into ...

### ENTRANCE HALL

Solid oak wood floor.

### WASH ROOM

Wash hand basin. W.C. Part pine panelled walls.

### LOUNGE

16'6" into bay x 14'5"

Open fireplace with wood burning stove and oak mantel. Solid oak wood floor. 8 Pane glazed door into ...

### DINING ROOM

10'8" x 10'6"

Solid oak wood floor. 8 Pane glazed door into ...

### KITCHEN

10'6" x 10'5"

Range of grey high and low level cupboards and drawers with roll edge work surfaces. Built-in Belling 4 ring hob and double oven under. Extractor canopy with integrated extractor fan. Franke 1 1/2 tub single drainer sink unit with mixer taps. Plumbed for dishwasher. Part tiled walls. Ceramic tiled floor. 8 Downlights. Open plan to ...

### DINING AREA

10'8" x 9'6"

### SUN ROOM

12'1" x 9'7"

uPVC double glazed French doors to rear. 2 Double glazed Velux windows. Solid oak wood floor. 6 Downlights.

### STAIRS TO FIRST FLOOR

#### LANDING

Built-in hotpress with insulated copper cylinder and Willis type immersion heater. 2 Downlights.

### BEDROOM 1

18'4" x 9'7"

Access to roofspace.

### ENSUITE

Comprising: Corner shower with Triton Power Shower. Pedestal wash hand basin. W.C. Part pine panelled walls. Built-in extractor fan. Double glazed Velux window.

### BEDROOM 2

15'4" x 9'9"

Laminated wood floor.

### BEDROOM 3

11'4" x 9'9"

### BEDROOM 4

11'0" x 7'11" widening to 11'5"

Double glazed Velux window.

### BATHROOM

White suite comprising: Bath with mixer tap and telephone hand shower attachment. Corner shower Triton electric shower. Pedestal wash hand basin with mixer taps. W.C. Chrome heated towel rail. 4 Downlights. Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

### OUTSIDE

#### INTEGRAL GARAGE

19'4" x 9'7"

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

#### FRONT

Garden in lawn with shrubs. Light.

#### SIDE

Garden in pavestones. Tap.

#### REAR

Enclosed garden in lawn with trees and shrubs. Boiler house. PVC oil tank. Decked patio. Paved patio. Tap. Light..











4 Lord Warden's Parade, BANGOR. BT19 1YU



Total Area: 138.8 m<sup>2</sup> ... 1494 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

### 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>		79
(55-68) <b>D</b>	66	
(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	

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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