

5 Lord Warden's Meadow Bangor, BT19 1YS

Offers Around £265,000



VICTORIA
PINKERTON

victoriapinkerton.co.uk

Detached Three Bed In The Popular Lord Warden's Meadow.

Nestled in the charming area of Lord Warden's Meadow in Bangor, this delightful three-bedroom detached house presents an ideal opportunity for families seeking a comfortable and inviting home. The property boasts a spacious reception room that flows seamlessly into an open-plan layout, creating a warm and welcoming atmosphere perfect for both relaxation and entertaining.

The master bedroom is a standout feature, complete with an ensuite bathroom that adds a

touch of luxury and convenience. Two additional well-proportioned bedrooms provide ample space for family members or guests, ensuring everyone has their own private retreat.

One of the highlights of this home is the lovely conservatory, which opens out to a private garden. This serene outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. The garden offers a wonderful area for children to play and for adults to enjoy gardening or outdoor activities.

Additionally, the property includes a garage, providing valuable storage space or the potential for a workshop. With its perfect blend of comfort, style, and practicality, this three-bedroom detached house is truly a perfect family home. Don't miss the chance to make this lovely property your own and enjoy all that it has to offer in the picturesque surroundings of Bangor.

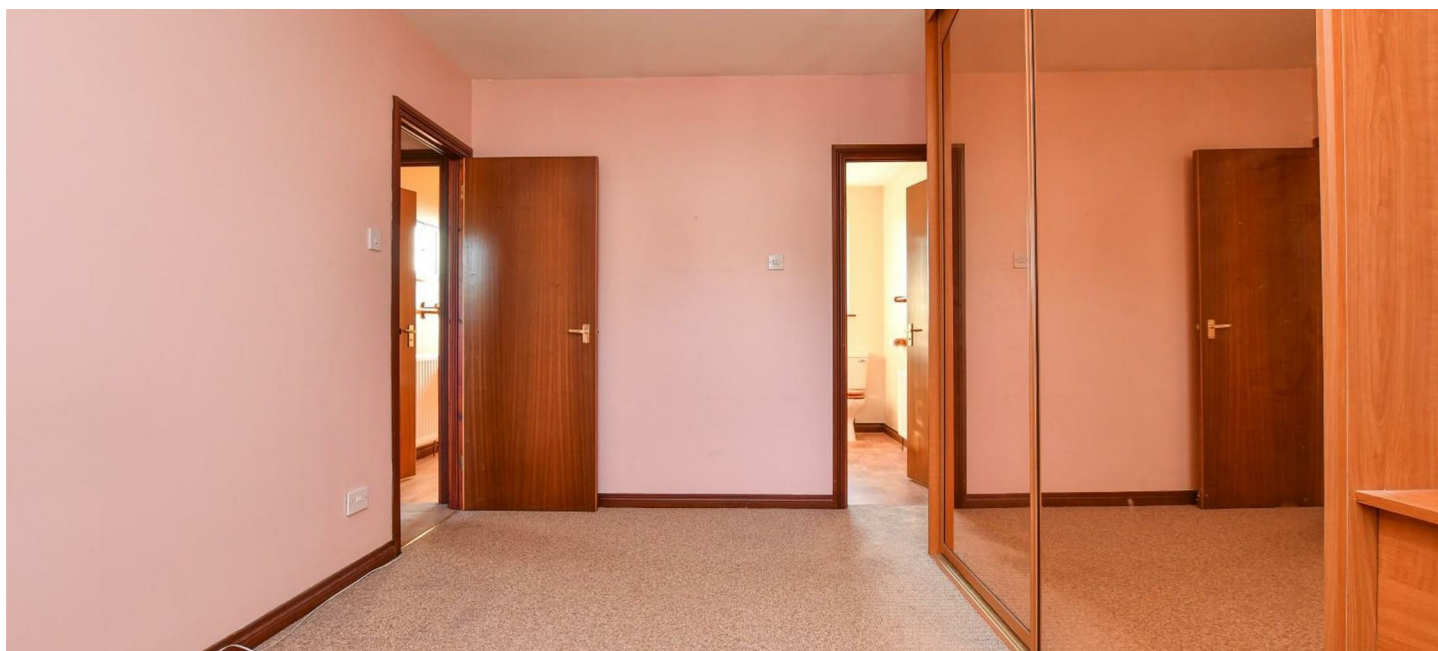




PROPERTY FEATURES

- Detached Three Bed In The Popular Lord Wardens Area
- Master With Ensuite
- Fantastic Location Within the Development
- Integral Garage
- Private Garden
- Perfect Family Home
- Open Plan Feel Downstairs
- In Need Of Cosmetic Updating







PROPERTY MEASUREMENTS


Hallway	13'10" x 6'5"
Storage	2'6" x 9'2"
Living Room	14'8" x 16'
Sitting Room	10'8" x 10'10"
Conservatory	13'2" x 8'11"
Kitchen	10'3" x 10'8"
Dining Room	10'1" x 9'10"
Garage	10'2" x 16'9"
Bedroom 1	15'6" x 9'10"
Ensuite	6' x 9'10"
Bedroom 2	11'1" x 10'8"
Bedroom 3	7'9" x 9'10"
Bathroom	6'11" x 6'
Storage	2'10" x 2'6"

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Freehold
 No Current Management Fees
 Rates - Understood To Be £ Per Annum

Energy Efficiency Rating

The rating for this property is:

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

* For your information: The UK average rating is 'E50'.

 WHAT3WORDS: ///pipes.order.reject

Bangor & Donaghadee
 125 Main Street, Bangor BT20 4AE
 028 9147 9393

Ballyholme
 88a Groomsport Road, Bangor BT20 5NF
 028 9147 9444

Comber & Ards
 7a The Square, Comber BT23 5DX
 028 9140 4100


VICTORIA PINKERTON

victoriapinkerton.co.uk

 PROTECTED

 PROTECTED

 COMMERCIAL

These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.