


56 Lord Warden's Hollow, Bangor,
BT19 1GP

Asking Price: £310,000

 **Reeds Rains**

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Asking Price: £310,000 To be advised

EPC Rating: D

Description

Nestled in the popular Lord Warden's Hollow, this attractive four-bedroom detached residence offers an exceptional blend of space, privacy, and convenience. Situated on a mature and private site with no overlooking properties, the home backs onto the scenic Clondeboye Estate, providing a tranquil and picturesque setting.

Key Features:

Four Generous Bedrooms – including a master with en-suite

Spacious Lounge & Dining Room – perfect for entertaining

Open-Plan Kitchen & Family Room – the heart of the home, designed for modern living

Attached Garage – providing excellent storage and convenience

Mature, Private Gardens – ideal for relaxation and outdoor enjoyment

Prime Location – excellent for commuters to Belfast, with easy access to transport links

This beautifully presented home offers a perfect balance of luxury and practicality, making it ideal for families and professionals alike.

Don't miss the opportunity to view this exceptional home!

For more information or to arrange a viewing, contact us today.

Reception Hall

Composite double glazed front door, solid

wooden floor, under stairs storage, access to Garage.

Cloakroom / WC

White suite comprising: Dual flush WC, wash hand basin with mixer taps.

Through Lounge / Dining Room

20'3" x 12'3" (6.17m x 3.73m)
Solid wooden floor, cornice ceiling.

Kitchen / Family

21'2" x 13' (6.45m x 3.96m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level High Gloss units with laminated work surfaces, built in double oven and 4 ring ceramic hob, stainless steel chimney extractor fan, part tiled walls, central island / breakfast bar, recessed spotlights. Open plan to family area with hardwood double glazed door to rear garden.

First Floor Landing

Access to roof space, airing cupboard.

Bedroom 1

13' x 12'3" (3.96m x 3.73m)
Laminate wooden floor.

Ensuite Shower room

White suite comprising: Fully tiled built in shower cubicle with Mira electric shower, dual flush WC, vanity unit with mixer taps, fully tiled walls, recessed spotlights, ceramic tiled floor, extractor fan.

Bedroom 2

10'2" x 9'10" (3.1m x 3m)
Laminate wooden floor.

Bedroom 3

10'8" x 9'10" (3.25m x 3m)
Laminate wooden floor.

Bedroom 4

10'2" x 8'6" (3.1m x 2.6m)

Bathroom

White suite comprising: Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, low flush WC, laminate wooden floor, part tiled walls, recessed spotlights.

Attached Garage

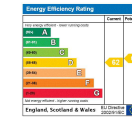
12'6" x 10'2" (3.8m x 3.1m)
Roller door, power and light.

Utility Area

10'2" x 6'7" (3.1m x 2m)
Single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, recessed spotlights, uPVC double glazed door to rear garden.

Outside

Brick paved driveway to car parking and access to Garage.



For full EPC please contact the branch.

Gardens

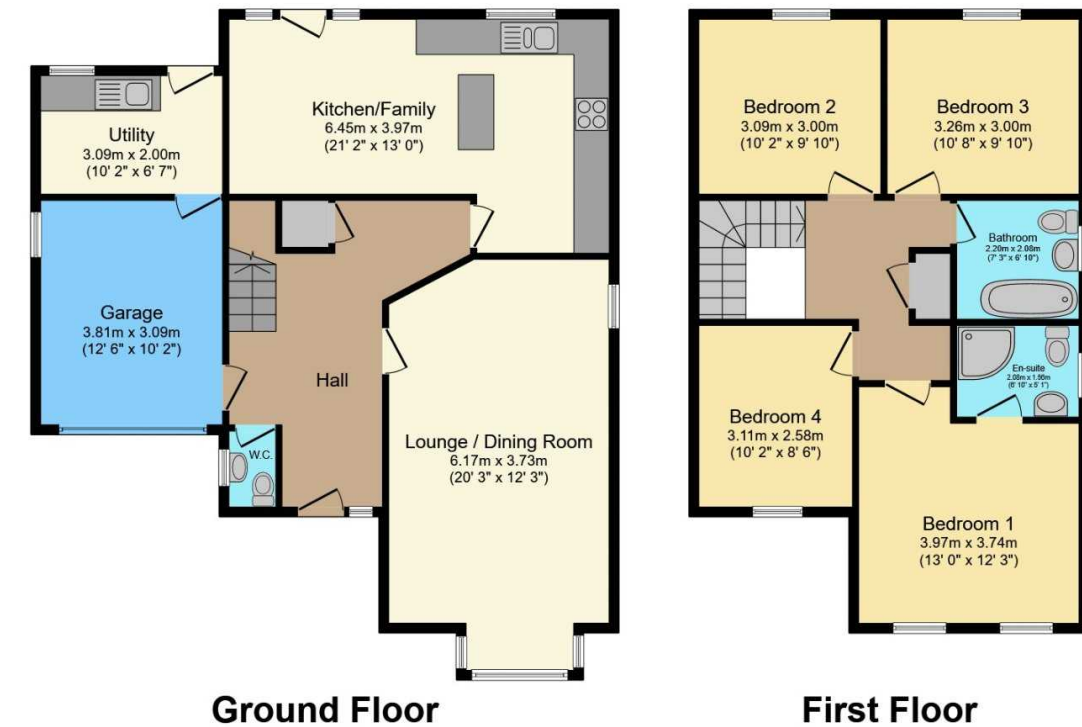
Front garden in lawns.

Enclosed gardens to rear backing directly onto Clondeboye Estate offering excellent privacy. The gardens are in lawns with paved patio area and walkways. Outside tap, boiler house with Gas boiler and a garden shed.

NB

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their



Total floor area 141.5 m² (1,524 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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