



OFFERS OVER

**£275,000**

3 Lord Warden's Grove  
Bangor  
BT19 1YL



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**PINKERTONS**

Sales, Lettings and Property Management



# Spacious Three-Bedroom Detached Bungalow in Sought-After Lord Warden's Location

Situated on a quiet street in the highly sought-after Lord Warden's development, this detached bungalow presents an exceptional opportunity for buyers seeking a spacious and well-maintained home, offered chain free.

The property boasts a generously sized living room with sliding doors that lead into the dining room, ideal for both family living and entertaining. Accommodation includes three bedrooms, with

the master benefiting from its own ensuite, while a family bathroom features a panelled bath with an electric shower overhead. The home benefits from oil-fired central heating and UPVC double glazing.

Externally, the property features a brick-paved driveway, providing ample parking for several vehicles, and an extra large garage. To the rear, a beautifully maintained and fully enclosed garden

awaits, complete with a charming patio area—perfect for outdoor relaxation and dining. This impressive bungalow combines spacious living with convenience, all set within a desirable residential area. Early viewing is highly recommended to appreciate all that is on offer.





# PROPERTY FEATURES



- Detached Bungalow  
In Quiet Cul De Sac  
In Popular Lord  
Warden's  
Development
- Dining Room With  
Sliding Doors  
Leading Through To  
Spacious Living  
Room
- Kitchen With Range  
Of High/Low Level  
Units And Access To  
Extra Large Garage
- Sunroom With  
Access To Rear  
Garden
- Three Bedrooms,  
Master With Ensuite
- Family Bathroom  
With Panelled Bath  
And Electric Shower  
Above
- Brick Paved Driveway,  
With Ample Parking  
For Several Vehicles
- Beautifully  
Maintained And Fully  
Enclosed Rear  
Garden With Patio  
Area
- Oil Fired Central  
Heating And uPVC  
Double Glazing
- Chain Free Property

















## THIS PROPERTY COMPRISES

### Hallway

19'11" x 4'10"

### Storage

5'11" x 1'10"

### Living Room

12'4" x 11'11"

### Dining Room

11'10" x 9'7"

### Kitchen

12'11" x 11'11"

### Middle Hall

6'9" x 6'9"

### Storage

3'6" x 2'7"

### Bedroom 1

13'7" x 12'10"

### Ensuite

6'5" x 5'1"

### Bedroom 2

12'4" x 9'9"

### Bedroom 3

9'9" x 8'4"

### Sunroom

9'1" x 6'6"

### Bathroom

8'8" x 6'8"

### Garage

30'11" x 11'2"

### Directions

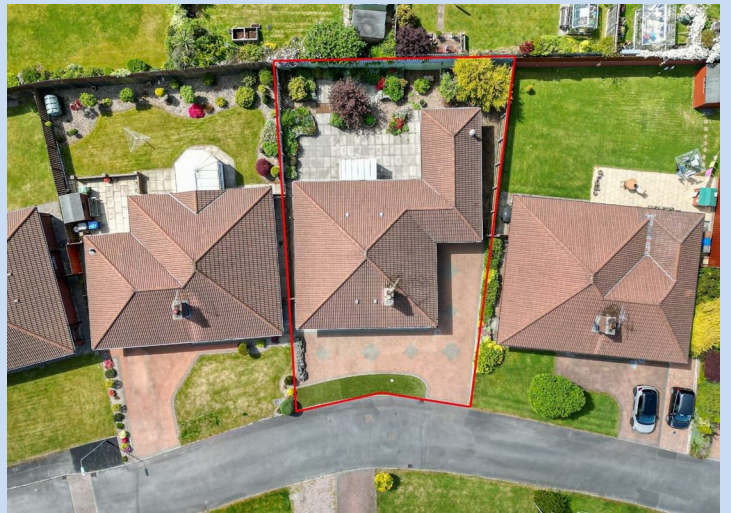
Located Off Rathgael Road

**REQUIRED INFO UNDER  
TRADING STANDARDS  
GUIDANCE**

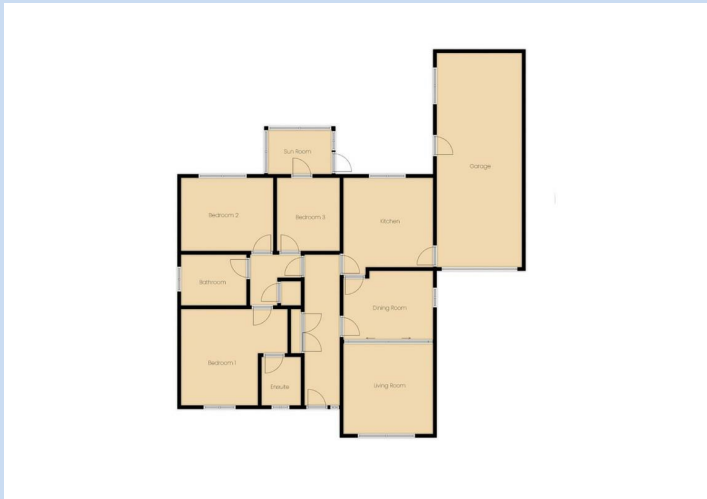
Tenure - Understood to be  
freehold

Rates - Understood to be  
approx £1573.77 per annum





### FLOOR PLAN



### Energy Efficiency Rating

The rating for this property is:

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		EU Directive 2002/91/EC	

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



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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