

Independent

PROPERTY ESTATES



Ground Floor
Approx. 103.3 sq. metres (1112.0 sq. feet)



First Floor
Approx. 81.9 sq. metres (881.4 sq. feet)



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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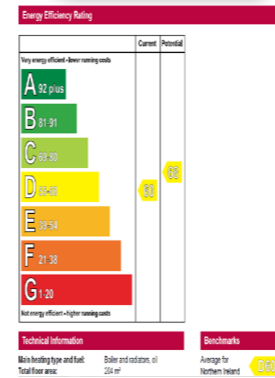
PROPERTY ESTATES



34 Lord Warden's Green, Bangor

Offers Over - £349,950

FOR SALE



- Spacious Detached Family Home
- Well Presented Throughout
- Recently Fully Redecorated
- Total Gross Area Circa 2,000 sq ft
- Four First Floor Double Bedrooms
- Principal Bed: Ensuite Shower Room
- Three Reception Rooms
- (Potential Ground Floor Bedroom)
- Modern Kitchen with Appliances
- Spacious First Floor Bathroom Suite
- Integrated Garage & GF W.C.
- Spacious Rear Lawn & Patio Area

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Ground Floor

Entrance Hall

PVC Double Glazed Door leading into Entrance Hall with multiple separate storage cupboards.

Lounge (16' 6" x 12' 0")

Spacious front aspect Reception Room with a feature Fireplace and complete with Laminate Wooden Flooring.

Sitting Room (Bedroom 5) (13' 0" x 9' 9")

Rear aspect Reception Room.

Kitchen (18' 10" x 9' 8")

Fitted Kitchen with an excellent range of high and low level units with complimentary Laminate Worktops and integrated appliances including: a Fridge, a Freezer, a Dishwasher, a Stainless Steel Sink Unit and is plumbed for a Washing Machine. Open plan to:

Dining Room (17' 6" x 13' 0")

Bright and airy Reception Room with panoramic windows overlooking the rear garden and Skylights maximising the light flow to the room. Complete with Laminate Wooden Flooring and double doors to the Rear Garden.

Integrated Garage (17' 11" x 10' 1")

Spacious Garage accessed from Entrance Hall. Complete with a Roller Shutter Door, separate side access, light & power.

W.C.

White two-piece suite comprising a wall mounted 'floating' Wash Hand Basin and a Push Button W.C. Complete with Wooden Flooring.

First Floor

Principal Bedroom (18' 2" x 10' 1")

Front aspect double Bedroom with an excellent range of built-in Wardrobes. Access to:

Ensuite Shower Room (7' 5" x 5' 2")

White three-piece suite comprising a Corner Shower Cubicle with PVC Panel Walls, a W.C. and a Vanity Unit Wash Hand Basin with Storage under. Complete with tiled walls.

Bedroom Two (12' 8" x 12' 1")

Front aspect double Bedroom.

Bedroom Three (14' 4" x 9' 9")

Rear aspect double Bedroom.

Bedroom Four (13' 5" x 9' 9")

Rear aspect double Bedroom.

Bathroom (9' 8" x 6' 7")

Four-piece suite comprising a Panel Bath with Shower attachment, a Pedestal Wash Hand Basin, a W.C. and a Bidet. Complete with tiled walls.

Outside

Front

Tree lined driveway creating a good degree of privacy from the road. Garden laid in lawn.

Rear

Fence enclosed garden laid primarily in lawn as well as a spacious patio area connected to the rear of the Property providing an ideal place to relax or entertain.

