

simonBRIEN
RESIDENTIAL

4 Lord Wardens Grange,
Bangor, BT19 1YN



Asking Price £350,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Substantial detached property in prestigious and sought after location
- Within close proximity to leading schools, restaurants, shops and various other local amenities
- Finished to an excellent standard throughout
- Bright and spacious dining room with feature open fireplace
- Family room with multi fuel stove
- Fitted kitchen with a range of appliances
- Kitchen with access to utility room and attached garage
- Living room with patio doors to rear south facing garden
- Ground floor cloakroom and W.C.
- First floor with four double bedrooms
- Contemporary family bathroom recently renovated with a four piece suite
- Oil fired central heating / double glazed throughout
- Driveway offering ample space for car parking
- Landscaped front garden laid in lawn with flowerbeds
- Private south facing rear garden laid in lawn with paved patio area

SUMMARY

A beautiful, detached family home that sits on a large private site in the highly sought after Lord Wardens development. 4 Lord Wardens Grange is well positioned to avail of some of the province's leading schools and benefits from excellent transport links into Belfast city centre.

Boasting four double bedrooms, three reception rooms, garage and large garden this is an ideal family home. Comprising of a welcoming entrance hall, a fitted kitchen with a centrepiece island, dining accommodation and separate family room with feature multi fuel stove. There is a third reception room with patio doors to the rear of the property. Also located on the ground floor is a cloakroom and W.C, access to attached garage and separate utility room.

On the first floor there are four double sized bedrooms, primary with ensuite shower room and a contemporary family bathroom suite. The property is further complimented by having oil fired central heating and double glazing throughout.

Externally the property has a driveway with ample parking spaces, a landscaped garden to front laid in lawns with flowerbeds and an attached garage. The rear garden enjoys a south facing aspect, laid in lawn. There is a paved patio area, a large shed and store, outside lighting and power, outside tap and bin storage area.



THE PROPERTY COMPRISES:

ENTRANCE

COVERED ENTRANCE PORCH:

Composite front door with glass side panels.



GROUND FLOOR

ENTRANCE HALL:

Engineered oak flooring, under stairs storage.



CLOAKROOM:

Low flush WC, vanity sink unit, tiled flooring.

DINING ROOM:

12' 9" x 11' 8" (3.89m x 3.56m)

Engineered oak flooring, limestone effect fire surround with open fire and slate hearth.



FAMILY ROOM:

15' 11" x 11' 8" (4.85m x 3.56m)

Engineered oak flooring, marble effect fire surround with multi fuel burning stove and marble hearth.



LIVING ROOM:

11' 8" x 10' 2" (3.56m x 3.1m)

Engineered oak flooring, Patio doors to rear.



KITCHEN:

12' 11" x 11' 7" (3.94m x 3.53m)

Range of high and low level wooden units, stainless steel sink unit with mixer taps and drainer, plumbed for dishwasher, space for fridge and freezer, double electric oven with 4 ring gas hob, partly tiled walls, tiled flooring, recessed downlights, centrepiece island for casual dining.



UTILITY ROOM:

10' 9" x 3' 1" (3.28m x 0.94m)

Range of high and low level wooden units, single drainer sink unit with mixer taps, plumbed for washing machine, tiled floor, access to rear garden.



GARAGE:

17' 8" x 10' 10" (5.38m x 3.3m)

Plumbed for tumble dryer, space for American style fridge freezer, up and over door.

FIRST FLOOR

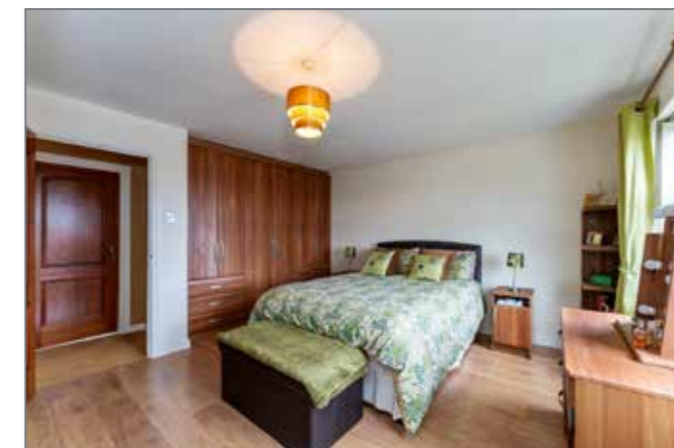
BEDROOM (1):

13' 3" x 12' 8" (4.04m x 3.86m)

Laminate wood floor, range of fitted wardrobes.

ENSUITE SHOWER ROOM:

Low flush WC, vanity sink unit, enclosed corner shower unit with glass shower screen, chrome heated towel radiator, fully tiled walls and flooring, extractor fan and recessed lighting.





BEDROOM (2):
15' 4" x 11' 8" (4.67m x 3.56m)



BEDROOM (3):
11' 1" x 11' 0" (3.38m x 3.35m)



BEDROOM (4):
11' 9" x 11' 1" (3.58m x 3.38m)

BATHROOM:

Contemporary family bathroom suite, low flush WC, free standing bath with mixer taps, walk in shower with glass shower screen, recessed lighting, chrome heated towel radiator, vanity sink unit with mixer taps, fully tiled walls and floor.



LANDING:

Access to loft via slingsby ladder. Built in shelving cupboard.

OUTSIDE

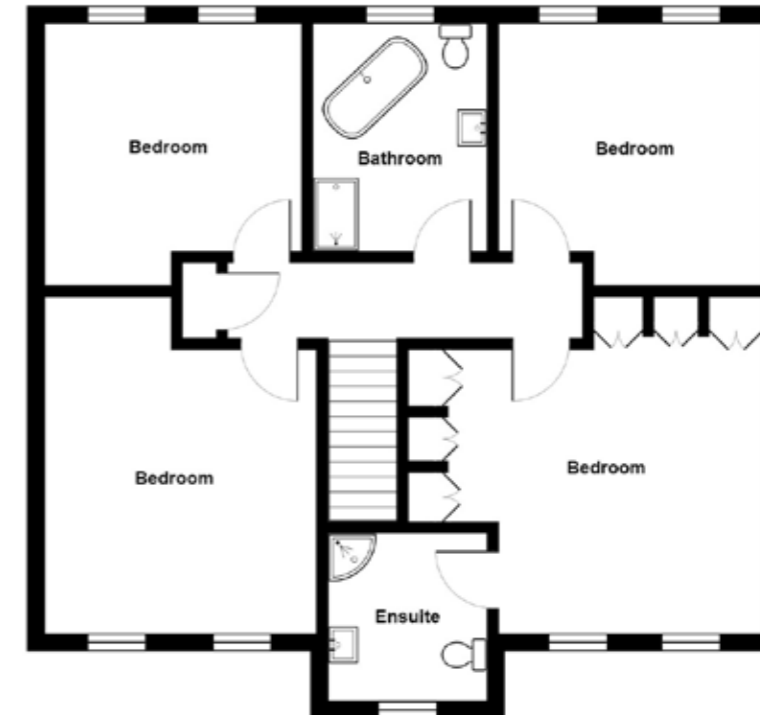
EXTERIOR: FRONT:

Landscaped front garden laid in lawn, driveway providing off street parking for multiple cars and leading to attached garage.

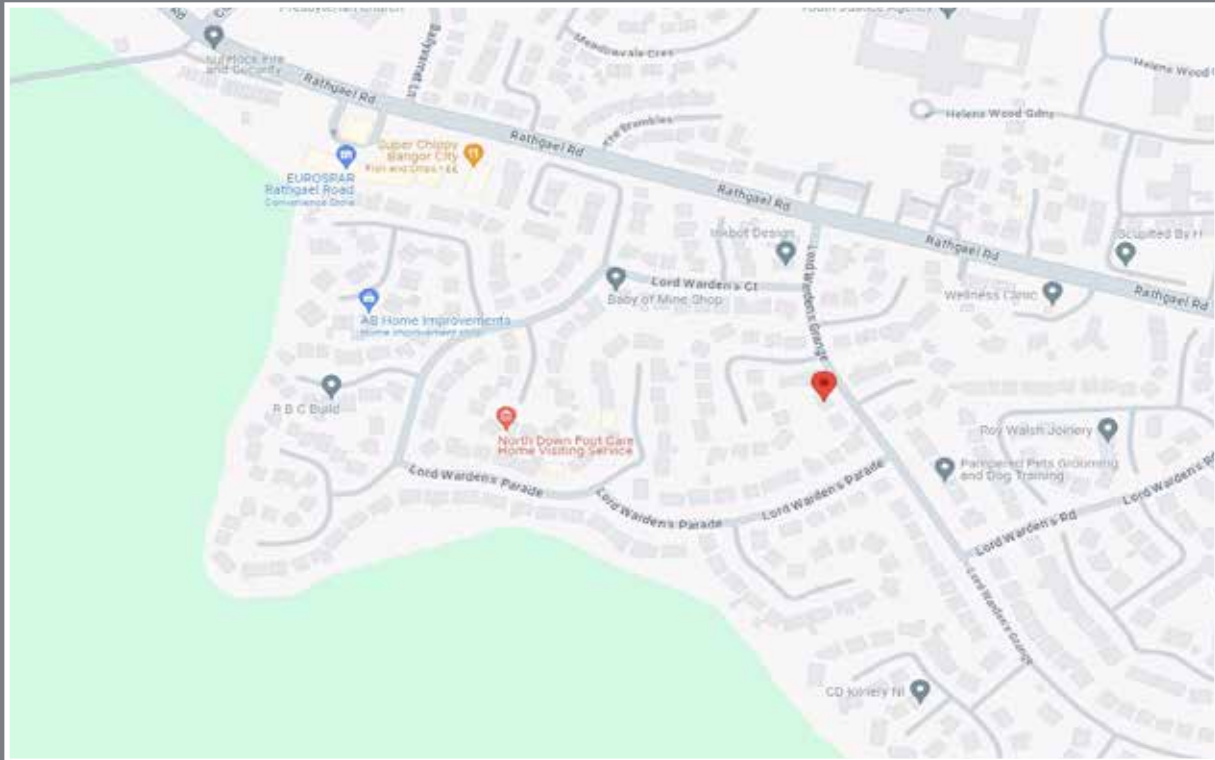
REAR:

Immaculately landscaped south facing rear garden with an excellent degree of privacy, laid in lawn with flowerbeds containing a pleasant range of shrubs, flowers and mature trees, paved patio area. Shed, storage, light and outdoor tap and security light.





Location



LOCATION: Lord Wardens development.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/G/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

EPC REF: 0932-0218-5004-8916-5804

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.