

17 Lord Warden's Green, Bangor,
County Down, BT19 1YR

Asking Price: £220,000

 **Reeds Rains**

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EPC Rating: TBC

Description

Lord Warden's is an ever popular residential development of modern homes and mixed house types. Situated off Rathgael Road, the location offers ease of access for Bangor's ring roads, Newtownards and the main arterial route for city commuting.

Number 17 is one of the larger semi-detached family homes. This layout provides 4 first-floor bedrooms and a family bathroom with the ground floor offering a spacious lounge, cloakroom with WC and modern fitted kitchen with dining area.

The rear gardens are easily maintained,, laid in lawns, ideal for outdoor entertaining and children at play. The rear garden benefits from a southerly aspect whilst there is ample driveway parking.

This property leaves little for the purchaser to do but simply move in. We therefore feel confident this property will create strong interest in today's market.

Reception Hall

uPVC double glazed front door, laminate wooden floor, under stairs storage.

Cloakroom / WC

White suite comprising: Dual flush WC, vanity unit with mixer taps, laminate wooden floor.

Living Room

22'6" x 9'9" (6.86m x 2.97m)

Laminate wooden floor, feature wooden fireplace with cast iron and tiled inset and slate hearth.

Kitchen / Dining

20'3" x 10'10" (6.17m x 3.3m)

Sing;e drainer 1.5 stainless steel sink unit with

mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, extractor fan, and canopy, plumbed for washing machine, part tiled walls, laminate wooden floor. Open plan to dining area with uPVC double glazed French doors to rear garden.

First Floor Landing

Recessed spotlights, hot press. Access to roof space.

Bedroom 1

11'11" x 11'11" (3.63m x 3.63m)

Bedroom 2

10'10" x 10'2" (3.3m x 3.1m)

Bedroom 3

10'10" x 10' (3.3m x 3.05m)

Bedroom 4

8'10" x 8'2" (2.7m x 2.5m)

Family Bathroom

White suite comprising : Panelled bath with mixer taps and Mira shower unit, pedestal wash hand basin, dual flush WC, part tiled walls, ceramic tiled floor.

Outside

Loose pebbled driveway to excellent car parking space.

Gardens

Front garden in lawns.

Enclosed rear garden in lawns and loose pebbled patio area. PVC tank, boiler house with oil fired boiler, outside tap.

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All Measurements

All Measurements are Approximate.

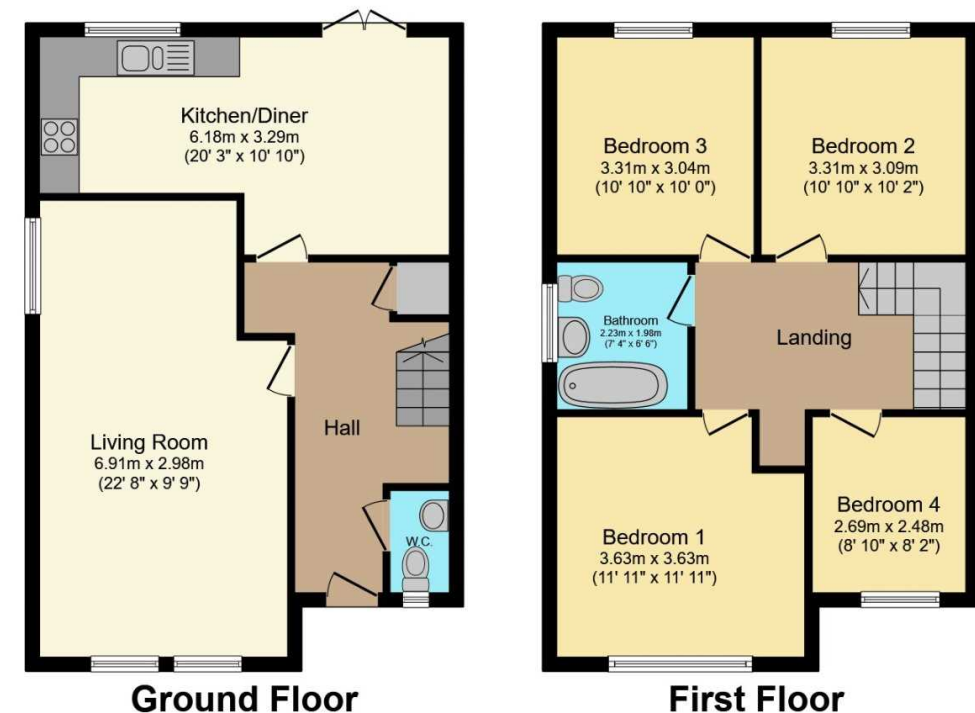
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 110.7 m² (1,192 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). Powered by www.focalagent.com

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Other important information which you will need to know about this property can be found at reedsrains.co.uk