

Independent

PROPERTY ESTATES

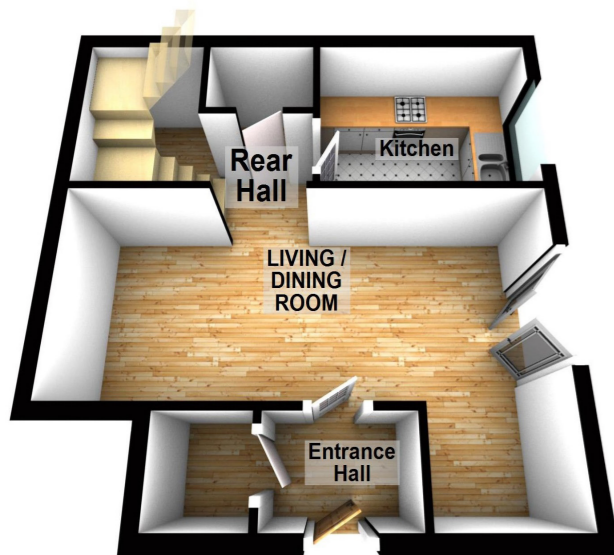


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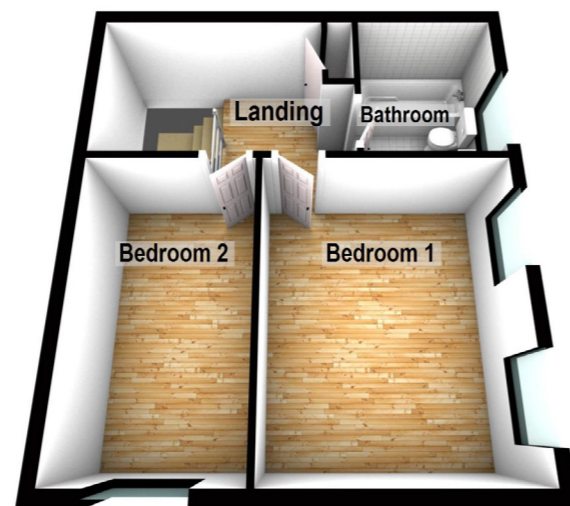
PROPERTY ESTATES



Ground Floor



First Floor



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

Current: 71 C Potential: 71 C

FOR SALE

37 Lord Wardens Court, Bangor

Offers Over £149,950

- Quad Style Property
- Two Double Bedrooms
- One Reception Room
- Fitted Kitchen
- First Floor Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazing
- Driveway to Front for off Road Parking
- Enclosed Garden in Artificial Grass
- Convenient to Eurospar at Rathgael Exchange and Bloomfield Shopping Centre & Retail Park



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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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Independent Property Estates are delighted to present to the Sales Market Number 37 Lord Wardens Court, Bangor.

This well-presented Quad Style Property offers accommodation that will suit most buyers and in particular First Time Buyers, Investors or those wishing to downsize.

On the ground floor there is a bright and spacious Living / Dining Room which provides access to the Garden via uPVC and Double-Glazed Doors and a Fitted Kitchen.

On the first floor there are two double Bedrooms and a three-piece Bathroom Suite.

Outside to the front of the house there is a Driveway for ample off-street parking and access to Storage.

There is a Fence enclosed Garden in artificial Grass to the Side / Rear ideal for Entertaining or Relaxing.

Lord Wardens Court is located in a sought-after Residential Area within close proximity to a number of Primary & Secondary Schools, Transport Links, and within easy walking distance Rathgael Exchange Shopping Complex and offers easy access to Arterial Routes for those commuting to Belfast.

Ground Floor

Entrance Hall (5' 10" x 3' 10")

Access via Composite and double-glazed Door, complete with Tiled Flooring and access to built-in Storage.

Living / Dining Room (20' 06" x 12' 04")

Dual aspect Reception Room, bright and spacious with solid Wooden Flooring and access to the rear via uPVC double-glazed Doors.

Kitchen (9' 08" x 6' 01")

Fitted Kitchen with a range of high- and low-level Units with complimentary roller edge Worktops, a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit, a four Ring Ceramic Hob with an Oven under and an Extractor Hood Over. Complete with Tiled Flooring and part Tiled Walls.



First Floor

Landing (12' 00" x 6' 06")

Access to Hot-press and to the Roof space.

Principal Bedroom (12' 04" x 11' 11")

Rear aspect double Bedroom complete with solid Wooden Flooring.

Bedroom Two (12' 04" x 8' 04")

Front aspect double Bedroom complete with solid Wooden Flooring.

Bathroom (7' 00" x 6' 06")

Three-piece Suite comprising a Wash Hand Basin with storage over, a Low Flush W.C. and a Bath with a Triton Electric Shower over. Complete with Tiled Walls, Tiled Flooring and an Extractor Fan.



Outside

To the front of the House there is a Driveway for ample off-street parking and access to Storage.

There is a Fence enclosed Garden in artificial Grass to the Side / Rear ideal for Entertaining or Relaxing.