

For Sale

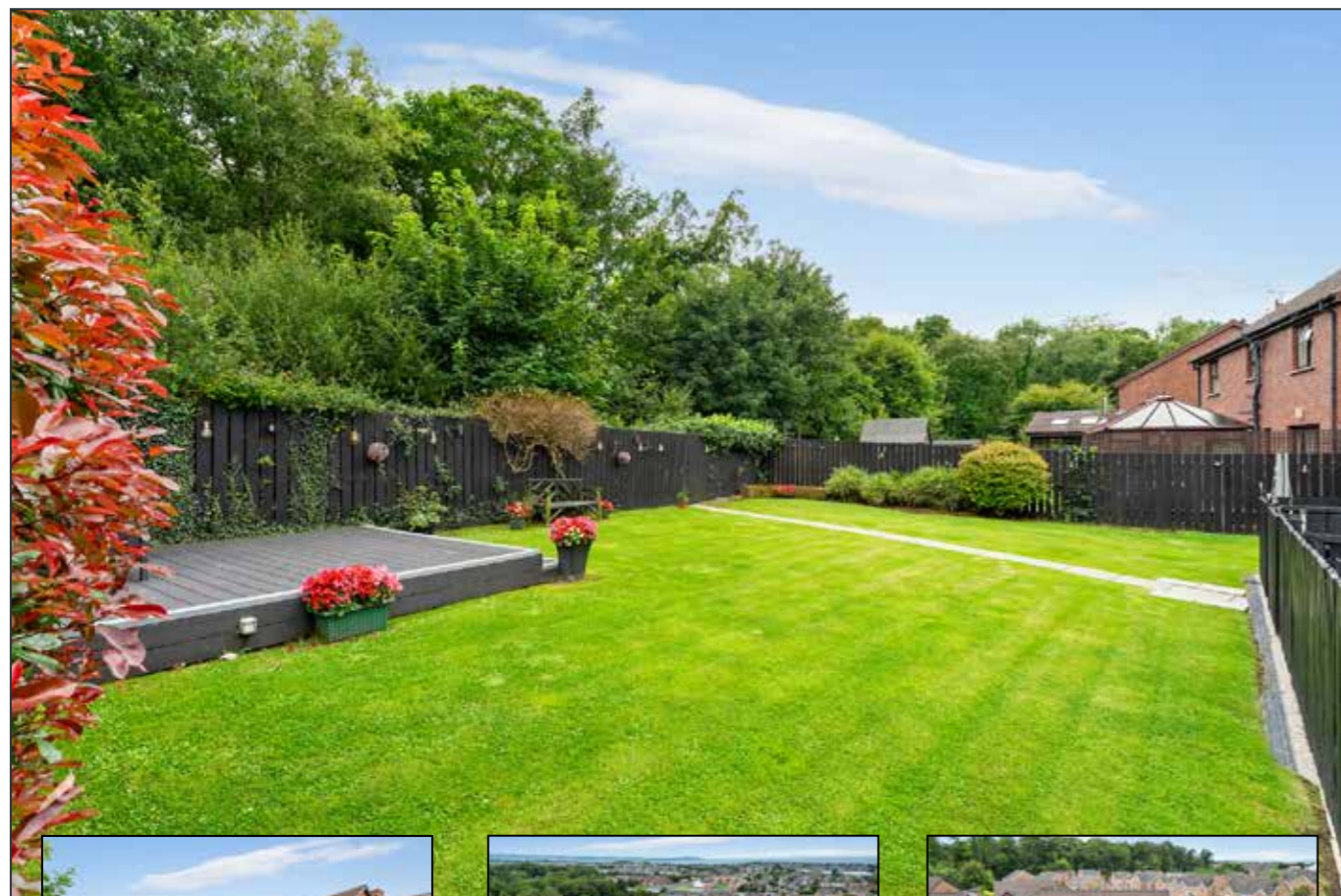
SimonBrien

Offers Over: £385,000



49 Lord Wardens Hollow,
Bangor,
BT19 1GP

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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 family room with feature fireplace and bay window
- Living area with feature open fireplace and access to kitchen
- Additional dining accommodation
- Fitted kitchen with a range of appliances
- Kitchen with access to utility room and attached double garage
- Ground floor cloakroom and W.C.
- Five double bedrooms on the first floor
- Ensuite shower room with bedroom one
- Contemporary family bathroom with a four piece suite
- Oil fired central heating / double glazed throughout
- Driveway offering ample space for car parking
- Gardens laid in lawn with flowerbeds and mature trees
- Private south facing rear garden laid in lawn with paved patio
- Private access to forest trail through wooden gate

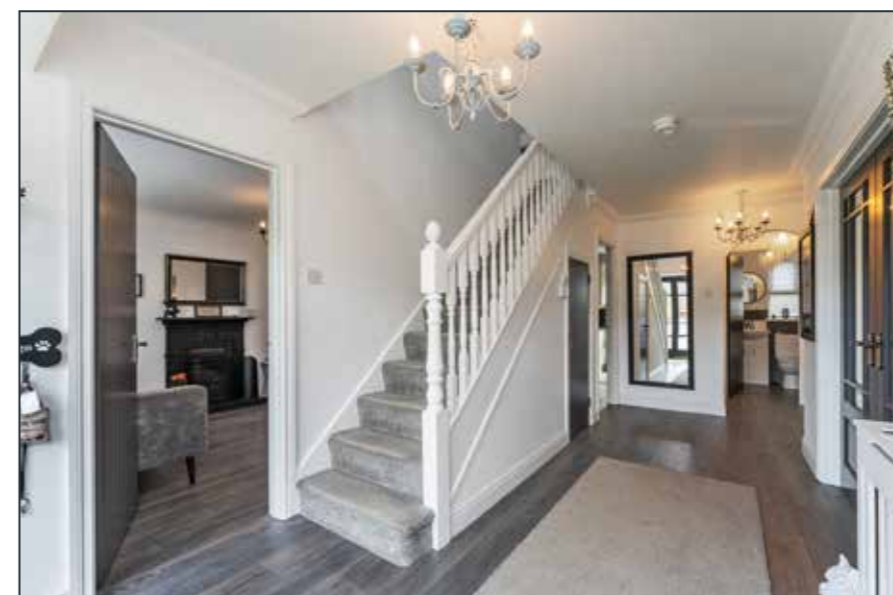
SUMMARY

An extremely rare opportunity to purchase a substantial, detached family home that sits on a large private site backing onto forest trail and Clondeboy Golf Course in the highly sought after Lord Wardens development. 49 Lord Wardens Hollow is well positioned to avail some of the province's leading schools and benefits from excellent transport links into Belfast city centre.

Boasting five double bedrooms, four reception rooms and a large garden this is an ideal family home. Comprising of a welcoming double height entrance hall, a fitted kitchen with centrepiece island unit for casual dining and access to rear garden. With the current layout there are four plus reception rooms including dining accommodation, a family room with feature open fireplace. There is a living with a feature open fireplace and access into kitchen area. Also located on the ground floor is a cloakroom and W.C, access to attached double garage currently with two additional rooms and separate utility room.

On the first floor there are five double sized bedrooms, master 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 leading to an attached double garage. The rear garden enjoys a south facing aspect, with a landscaped garden laid in lawns with flowerbeds and mature trees. The rear garden has direct access to forest trail and Clondeboy Golf Course. There is a paved patio, outside tap and bin storage area.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE:

Wood panelled front door with glass side panels.

LIVING ROOM:

19' 8" x 12' 6" (6m x 3.8m) Into bay window.

Canadian oak wooden flooring, wooden fire surround with open fire and marble hearth.



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DINING ROOM:



CLOAKROOM:

Low flush WC, vanity sink unit, panelled walls.



LOUNGE:

12' 6" x 12' 6" (3.8m x 3.8m)

Fireplace with granite surround, open fire and granite hearth.



UTILITY ROOM:

9' 10" x 5' 7" (3m x 1.7m)

Low level units, single drainer sink unit with mixer taps, plumbed for washing machine, tumble dryer, fridge freezer. Access to Garage and to rear.



KITCHEN:

17' 5" x 12' 2" (5.3m x 3.7m)

Range of high and low level units, stainless steel sink unit with drainer and mixer taps, plumbed for dishwasher, space for fridge freezer, double electric oven with 4 ring induction hob and overhead extractor unit, partly tiled walls, tiled floor, centrepiece island for casual dining. Access to rear garden. Access to Utility Room.



DOUBLE GARAGE:

20' 0" x 15' 5" (6.1m x 4.7m)

Currently split into two reception areas and utility area. Can be brought back to original double garage with removal of stud walls.





FIRST FLOOR

LANDING:
21' 8" x 16' 5" (6.6m x 5m)

Access to loft. Storage space

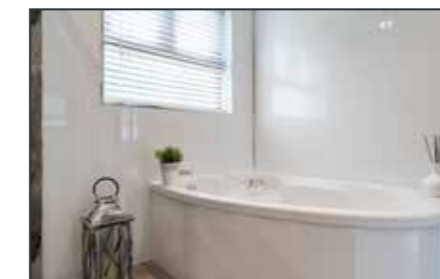
BEDROOM (1):
21' 12" x 15' 5" (6.7m x 4.7m)

Storage into eaves.



BATHROOM:

Contemporary family bathroom suite comprising: Low flush WC, panelled bath with mixer taps, enclosed corner shower unit with glass shower screen, recessed lighting, extractor fan.



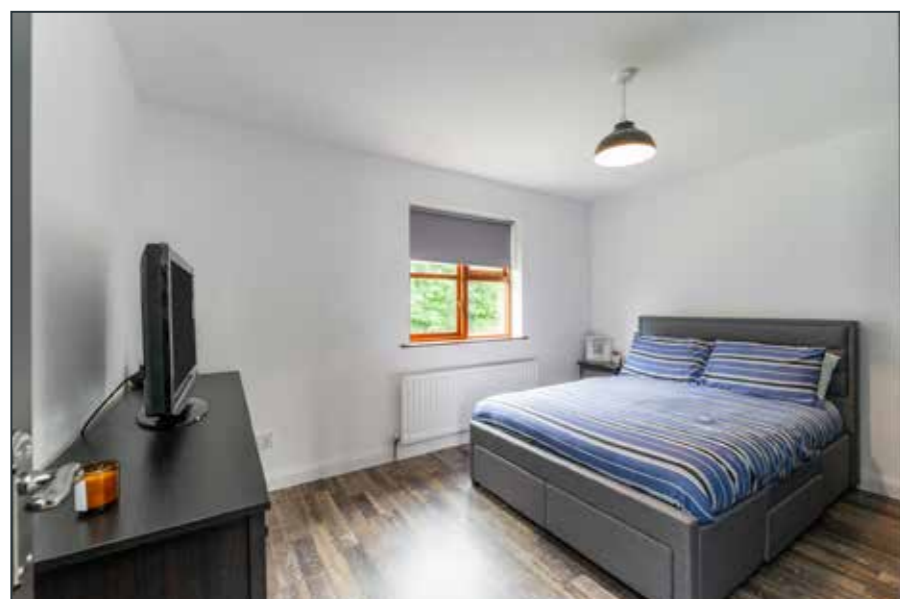
BEDROOM (2):
12' 10" x 12' 6" (3.9m x 3.8m)

ENSUITE SHOWER ROOM:

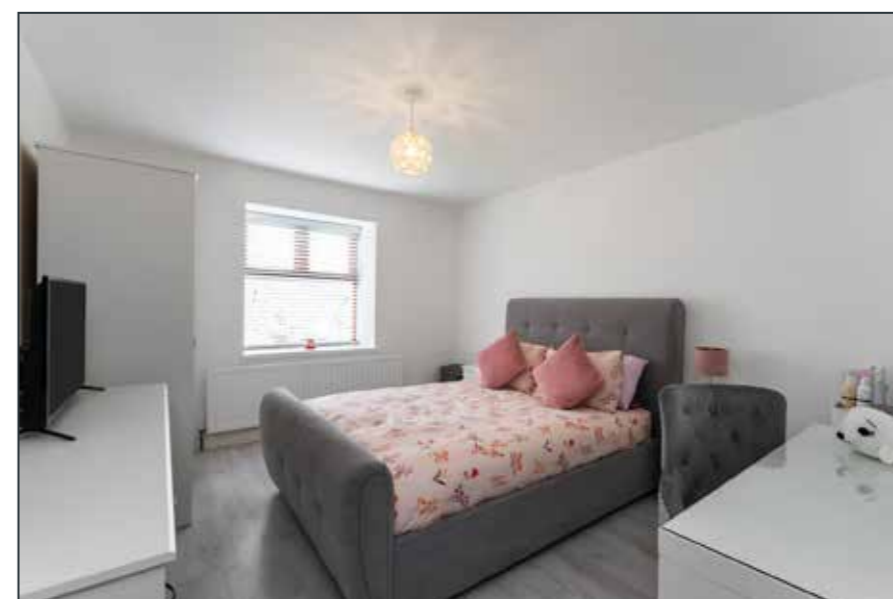
Low flush WC, vanity sink unit, enclosed corner shower unit with glass shower screen, heated towel rail, extractor fan, recessed lighting.



BEDROOM (4):
14' 1" x 10' 10" (4.3m x 3.3m)



BEDROOM (3):
12' 10" x 10' 10" (3.9m x 3.3m)



BEDROOM (5):
14' 1" x 10' 10" (4.3m x 3.3m)
Into bay.

OUTSIDE

FRONT:

Driveway providing off street parking for multiple cars and leading to double 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. Direct access to forest trail and outdoor tap and security light.



VALUER

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