

6 Lord Warden's Mount, Bangor,
County Down, BT19 1YT

Asking Price: £210,000

 **Reeds Rains**

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EPC Rating: C

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The accommodation comprises of a spacious lounge and separate dining room as well as a fitted kitchen with a range of integrated appliances on the ground floor. There are 3 first-floor bedrooms and a luxury bathroom with a white suite

Externally there is off-street parking and a detached garage. There are easily managed gardens to the front and generously proportioned enclosed gardens to the rear in lawns and paved patio. The property also offers double glazed windows and benefits from oil-fired heating.

All in all an attractive semi-detached villa in an area where demand always outweighs supply!

Reception Hall

Composite double glazed front door, solid wooden floor, part panelled walls, under stairs storage.

Lounge

14'11" x 14'3" (4.55m x 4.34m)

Solid wooden floor, Marble fireplace and hearth with mahogany surround, cornice ceiling, open plan to Dining Room.

Dining Room

10'10" x 10'8" (3.3m x 3.25m)

Solid wooden floor, cornice ceiling, uPVC double glazed French doors to rear garden.

Kitchen

10'8" x 10'6" (3.25m x 3.2m)

Single drainer 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, stainless steel chimney extractor fan, part tiled walls, ceramic tiled floor, integrated dishwasher, integrated fridge freezer, hardwood double glazed door to side.

First Floor Landing

Access to roof space, hot press with storage above.

Bedroom 1

15'4" x 10 (4.67m x 10)

Bedroom 2

13'9" x 9'9" (4.2m x 2.97m)

Bedroom 3

11'3" (3.43) x 11'3" (3.43) AT WIDEST POINTS

Bathroom

9'9" x 7'5" (2.97m x 2.26m)

White suite comprising: Corner panelled bath with mixer taps and telephone hand shower, fully tiled built in shower cubicle with Redring electric shower, semi pedestal wash hand basin, dual flush WC, fully tiled walls, ceramic tiled floor.

Outside

Tarmac driveway to excellent car parking space and access to garage.

Detached Garage

19'8" x 10 (6m x 10)

Roller door, power, and light, plumbed for washing machine.

Gardens

Front garden in lawns.

Large enclosed rear garden with lawns and a paved patio area. Boiler house with oil boiler, outside tap, and light.

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All Measurements

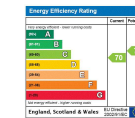
All Measurements are Approximate.

Laser Tape Clause

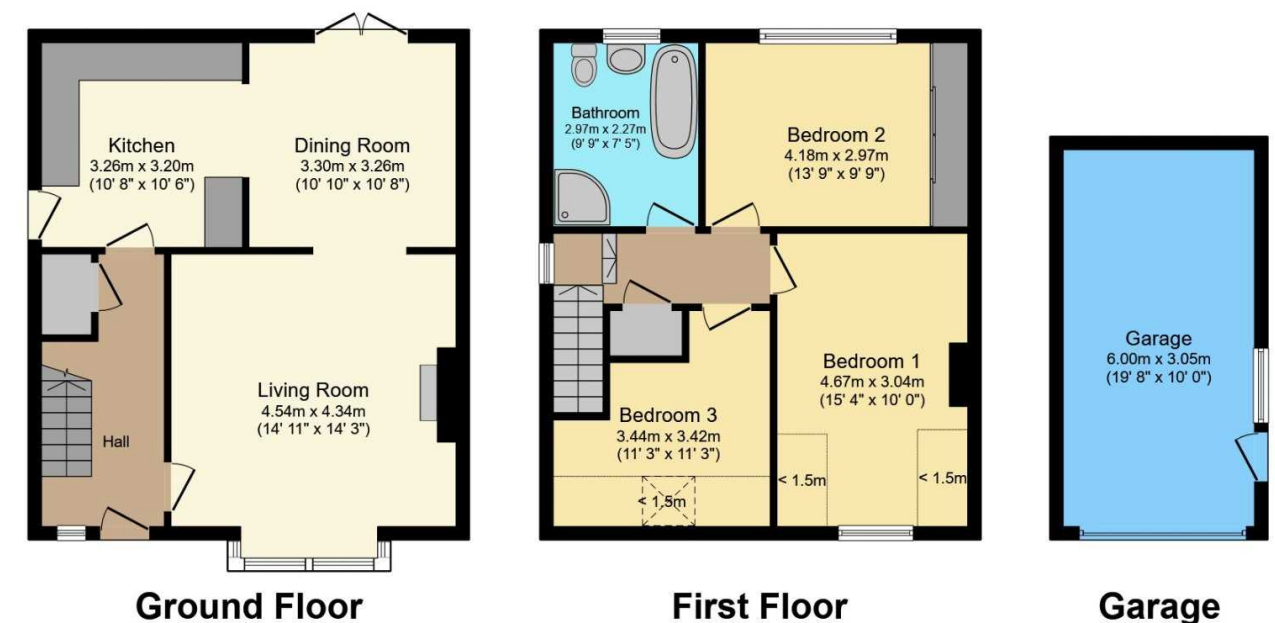
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



For full EPC please contact the branch.



Total floor area 115.8 m² (1,247 sq.ft.) approx
Restricted height 5.2 m² (56 sq.ft.)

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).
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