



# 1 LORD WARDENS CRESCENT

Bangor, BT19 1YJ

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*Offers around* **£299,950**



DETACHED BUNGALOW | 3  | 2  | 2 

Rarely do detached bungalows come to the market within this sought after area of Bangor but not only is this bungalow situated on a generous corner site it has been beautifully maintained by its current owner creating a fantastic opportunity to secure a wonderful home on a single level.

## KEY FEATURES

- Beautifully Maintained Detached Bungalow Situated on Generous Corner Site
- Bright and Spacious Reception Hall
- Generous Lounge/Dining Room
- Fitted Kitchen with Space for Dining
- Three Well Proportioned Bedrooms
- Bedroom Four/Family Room
- Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing, Soffits and Fascia Boards
- Utility Room
- Driveway Parking
- Front Garden Laid in Lawns
- Enclosed Generous Rear Garden Laid in Paving
- Within Walking Distance to Local Shops and to Primary Schools Including Rathmore and Grange



## ROOM DETAILS

### Ground Floor

- Covered Entrance Porch
- Reception Hall
- Lounge/.Dining  
21'6" x 12'5"
- Kitchen/Dining  
13'4" x 12'5"
- Utility Room  
9'10" x 5'11"
- Living/Bedroom Four  
16'0" x 9'10"

### Ground Floor

- Bedroom One  
13'5" x 12'9"
- Ensuite Shower Room
- Bedroom Two  
12'5" x 10'0"
- Bedroom Three  
10'0" x 8'2"
- Bathroom

### Outside

- Ample Driveway Parking  
Laid In Brick Paviours
- Garden To Rear Partially  
Laid In Stone
- Patio Area



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling along the Rathgael Road, heading towards the Rathgael roundabout, turn right into Lord Wardens Road and then third left into Lord Wardens Crescent.*



## THE LOCAL AREA

*Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.*

*Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.*

| ENERGY EFFICIENCY RATING                           |         |           |
|--|---------|-----------|
|  | CURRENT | POTENTIAL |
| 92+ <b>A</b>                                       |         |           |
| 81-91 <b>B</b>                                     |         |           |
| 69-80 <b>C</b>                                     |         |           |
| 55-68 <b>D</b>                                     | 66      | 70        |
| 39-54 <b>E</b>                                     |         |           |
| 21-38 <b>F</b>                                     |         |           |
| 1-20 <b>G</b>                                      |         |           |
| <i>NOT energy efficient - higher running costs</i> |         |           |

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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