



2 Lord Warden's Park, Bangor,
County Down, BT19 1YG

Asking Price: £290,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

Occupying an exceptionally private site in a quiet cul de sac this Detached villa is beautifully presented both inside and out. The accommodation comprises of a spacious lounge, a luxury fitted kitchen with a casual dining area, a sunroom, a utility room, and a cloakroom with WC on the ground floor. The first floor reveals 3 well proportioned bedrooms and a stunning modern shower room with a white suite. Externally there is ample off-street parking leading to an integral garage and a very private rear garden with a southwesterly aspect. All in all a beautifully appointed home that must be viewed to be fully appreciated and is offered to the market chain free.

Reception Hall

Composite double glazed front door, laminate wooden floor, recessed spotlights.

Cloakroom / WC

White suite comprising: Dual flush WC, wash hand basin with mixer taps.

Lounge

Laminate wooden floor, feature Media wall with built in shelving, wall mounted electric fire, glazed double doors to Kitchen / dining.

Kitchen / Dining

1.5 composite sink unit with mixer taps and quartz drainer, excellent range of high and low level units with quartz work surfaces. Central island/ breakfast bar with induction 4-ring hob and integrated extractor fan. Plumbed for American fridge/freezer, built in oven and built in microwave, integrated dishwasher. Open plan to casual dining area, recessed spotlights, open plan to sun room.

Sunroom

Laminate wooden floor, recessed spotlights, Velux, uPVC double glazed door to rear garden.

Utility Room

Single drainer stainless steel sink unit with mixer taps, range of units with laminated work surfaces, plumbed for washing machine, laminate wooden floor, composite double glazed door to rear garden, access to integral garage.

First Floor Landing

Access to roof space, recessed spotlights.

Bedroom 1

Laminate wooden floor, recessed spotlights.

Bedroom 2

Laminate wooden floor.

Bedroom 3

Laminate wooden floor, recessed spotlights, Velux window.

Shower Room

Luxury white suite comprising: Walk in shower cubicle with thermostatically controlled shower and Rain shower, vanity unit with mixer taps, dual flush WC, panelled bath with mixer taps and telephone hand shower, heated towel rail, ceramic tiled floor, fully tiled walls, recessed spotlights and extractor fan.

Outside

Brick paved driveway with car parking space and access to garage.

Integral Garage

Roller door, power, and light.

Gardens

Front garden in lawns and shrubs.

Mature and private rear garden with a westerly aspect in lawns, paved patio area, shrubs and

mature planting.

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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 136.7 m² (1,472 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).

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