



1 LORD WARDENS CRESCENT

Bangor, BT19 1YJ

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+ A		
81-91 B		
69-80 C		
55-68 D	66	70
39-54 E		
21-38 F		
1-20 G		
<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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