



OFFERS AROUND

**£265,000**

18 Lord Warden's Hollow  
Bangor  
BT19 1GP



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**PINKERTONS**

Sales, Lettings and Property Management

## Immaculate 3 Bedroom Detached Home with Sunroom, Wood-Burning Stove, and Private Garden in Sought After Cul-de-Sac Location

Nestled in a quiet cul-de-sac within a highly sought after residential area, this immaculate three bedroom detached home offers the perfect blend of comfort, convenience, and style. With effortless access to Belfast, Bangor town centre, and Newtownards, the location is ideal for families and commuters alike.

Upon entering, you're greeted by a generously proportioned

living room, setting the tone for the space and warmth throughout. The open-plan kitchen seamlessly integrates with the dining area and sunroom, creating a bright and versatile living space. The sunroom is further enhanced by a charming wood-burning stove, making it the perfect retreat all year round.

Upstairs, three well appointed bedrooms provide comfortable accommodations, complemented by a modern family bathroom.

The exterior boasts a brick-paved driveway with ample parking and a private rear garden for outdoor enjoyment.

With gas-fired central heating ensuring year round comfort, this home is ready to move in and enjoy. Don't miss the opportunity to secure this delightful property in an enviable location.



# PROPERTY FEATURES



- Immaculately Presented Detached Home In Sought After Area
- Spacious Living Room
- Open-Plan Kitchen Integrated With Dining Room
- Bright Sunroom With Wood Burning Stove
- Three Bedroom
- Modern Family Bathroom
- Private Rear Garden
- Gas Fired Central Heating System
- PVC Double Glazing
- Close To Arterial Routes









## THIS PROPERTY COMPRISES

**Hallway**  
6'4" x 15'4"

**Hallway Storage**  
4'4" x 3'1"

**Living Room**  
14'4" x 15'4"

**Kitchen**  
21'8" x 10'9"

**Sunroom**  
12'1" x 10'11"

**Landing**  
15'2" x 6'6"

**Landing Storage**  
2'3" x 2'11"

**Bedroom 1**  
11'11" x 11'7"

**Ensuite**  
5'7" x 6'6"

**Bedroom 2**  
11'11" x 10'11"

**Bedroom 3**  
9'3" x 9'1"

**Bedroom 3 Storage**  
4'4" x 2'

**Bathroom**  
8'10" x 7'7"

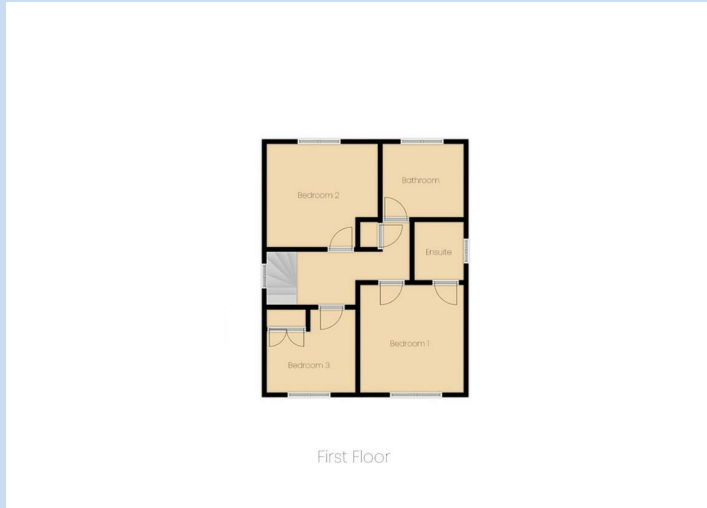
**Directions**  
Lord Warden's Hollow is situated off the Rathgael Road.

**REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE**

Tenure - Assumed to be freehold

Rates - Assumed to be £1,416.24 per year

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>70</b>	<b>72</b>
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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