

Independent

PROPERTY ESTATES



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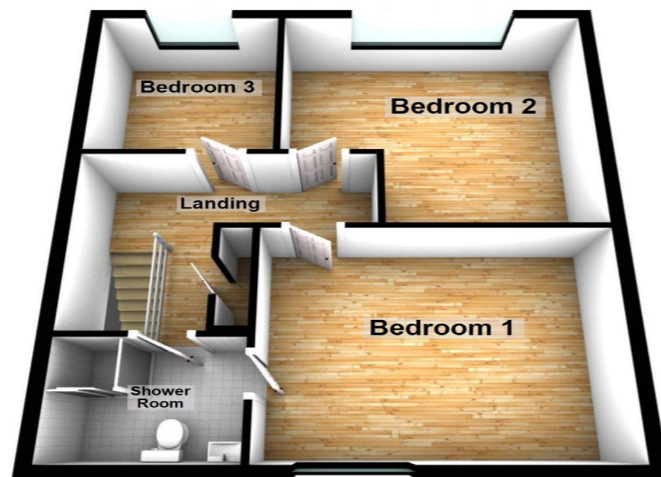
PROPERTY ESTATES



Ground Floor



First Floor



FOR SALE

45 Lord Wardens Court, Bangor

Offers Over £179,950

- Stunning Mid Townhouse
- Immaculately Presented Throughout
- Three Double Bedrooms
- Primary Bedroom with 'Jack and Jill' Shower Room
- Two Reception Rooms Inc. Sunroom

- Luxury Fitted Kitchen / Dining Area
- First Floor Deluxe Shower Room Suite
- CCTV Security Cameras Front & Rear
- Security Alarm System
- Private & Enclosed Garden in Lawn and Decking with feature Lighting

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	72 C



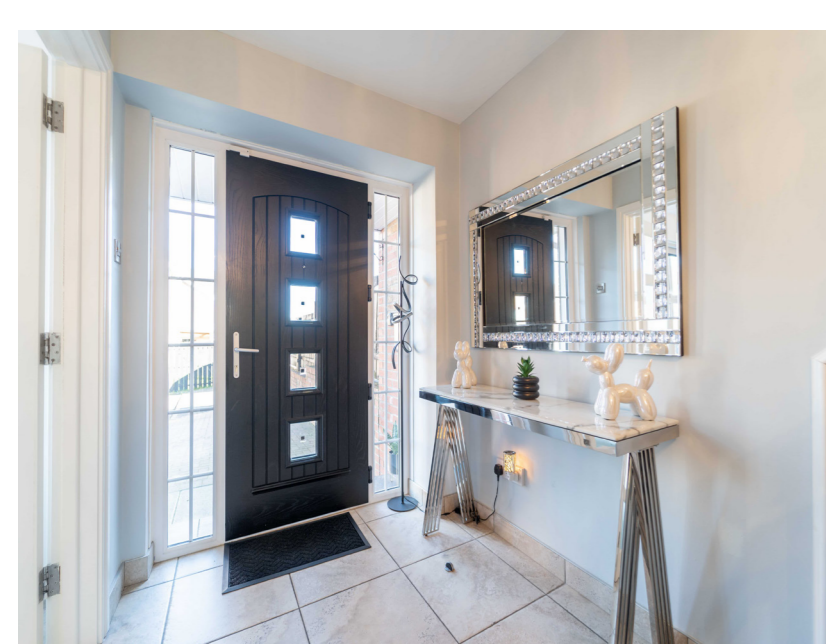
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Independent Property Estates are delighted to present to the Sales Market Number 45 Lord Wardens Court, Bangor.

This stunning Mid Townhouse offers pristine accommodation that will suit most buyers and in particular First Time Buyers, Investors or those wishing to downsize.

On the ground floor there is a bright and spacious Living Room which provides access to the luxury Fitted Kitchen / Dining Area which leads through to the Sunroom which has beautiful views over the rear enclosed Garden and Entertainment Area.

On the first floor there are three double Bedrooms, the primary Bedroom Suite benefits from access to a 'Jack and Jill' three-piece deluxe Shower Room Suite.

Ground Floor

Entrance Hall (16' 11" x 6' 02")

Access via a Composite and double-Glazed Door with double Glazed side Panels. Complete with Tiled Flooring, Tiled Skirting and access to under Stair Storage which is Plumbed for a Washing Machine.

Lounge (16' 06" x 11' 03")

Front aspect Reception Room with Tiled Flooring, Tiled Skirtings, a feature Gas Fire with a Limestone Hearth and Mantle. Double Doors provide access to:

Kitchen / Dining Area (17' 11" x 9' 08")

Luxury fitted Kitchen with a range of high- and low-level Units with complimentary Granite Worktops and Upstands, a Franke I & 1/2 Bowl Stainless Steel Sink, an integrated AEG Dishwasher, an eye level Bosch Microwave with a Warming Drawer under, an eye level Bosch Oven, a five ring Bosch Ceramic Hob, an integrated Fridge, an integrated Freezer. Complete with Tiled Flooring, recessed Spotlights and access to:

Sunroom (12' 10" x 7' 07")

Rear aspect with Tiled Flooring, Tiled Skirtings, recessed Spotlights, and access to the rear Garden / Entertainment area via uPVC and double-Glazed Doors.

First Floor

Landing (11' 06" x 9' 08")

Bright and spacious with access to Hot-press and to the Roof space. The Roof space is fully floors and has been fitted out with Shelves and Rails which is ideal for additional Storage.

Principal Bedroom (14' 07" x 12' 06")

Front aspect double Bedroom complete with Tiled Flooring and Tiled Skirtings. Access to:

'Jack & Jill' Deluxe Shower Room Suite (7' 07" x 6' 04")

Deluxe three-piece Shower Room Suite comprising a walk-in Mains Rainfall Shower with built-in Shelving with feature Lighting, a Low Flush W.C. and a Wash Hand Basin with storage under. Complete with an Anthracite heated Towel Rail, recessed Spotlights and a Bluetooth Mirror with a Shaver / Toothbrush Charging Point.

Bedroom Two (13' 10" x 9' 04")

Rear aspect double Bedroom with Tiled Flooring and Tiled Skirtings.

Bedroom Three (9' 10" x 8' 03")

Rear aspect double Bedroom with Tiled Flooring and Tiled Skirtings.

Outside

To the front of the Property there is a Driveway for ample off-street parking.

There is a Fence enclosed Garden to the Rear in Lawn, Paving and a Raised Decking Area which is ideal for Entertaining or Relaxing. The rear Garden is complete with surround upper and lower-level Lighting with 'up/down' lights on the surrounding Fencing and access to two separate Storage Areas, one of which has space currently for a Tumble-dryer.

