



Situated in the popular Lynn Hall Gardens development, this stylish three-bedroom semi-detached home offers modern living in a convenient location.

The comfortable living room leads to a sleek fitted kitchen with an island and casual dining space, plus a separate utility area and ground floor WC. Upstairs, there are three well-sized bedrooms, including a principal suite with ensuite shower room, and a modern family bathroom. Outside, the fully enclosed rear garden features a patio and natural lawn, providing a great space for outdoor dining and play. A driveway at the front offers parking for two cars.

With gas central heating, double glazing, and ultrafast broadband availability, this home is move-in ready. Conveniently located near Belfast, Newtownards, and Holywood, with excellent local amenities and transport links.

Contact us today to arrange a private viewing.

Offers Over
£215,000

15 Lynn Hall Gardens,
BANGOR,
BT19 1TB

Viewing by
appointment
through agent
028 9042 4747



- Immaculately presented three-bedroom semi-detached home
- Bright and spacious living room
- Contemporary fitted kitchen with integrated appliances, island unit, and generous dining space
- Convenient separate utility area
- Ground floor WC for added practicality
- Efficient gas-fired central heating
- uPVC double glazing throughout
- Tarmac driveway with parking for two cars
- Fully enclosed, low-maintenance, private, south facing rear garden
- Ultrafast broadband availability for seamless connectivity
- Early viewing highly recommended

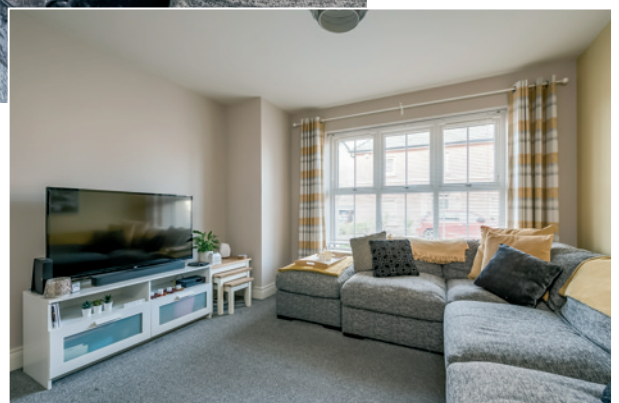
The Property Comprises:

Ground Floor

uPVC composite front door to . . .

HALLWAY: Ceramic tiled floor.

LIVING ROOM: 12' 10" x 11' 10" (3.9m x 3.6m) Outlook to front.



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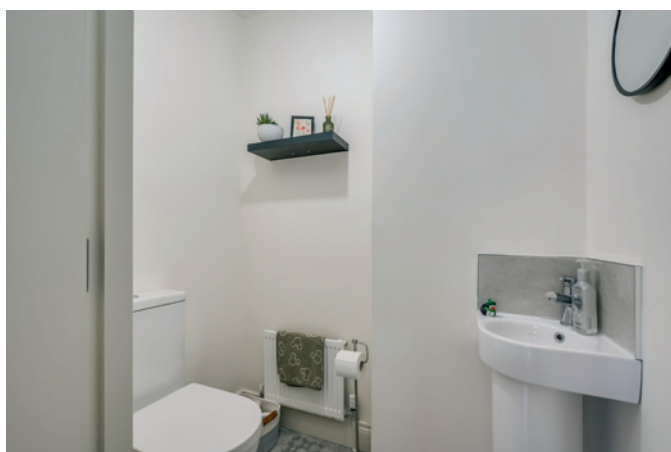
KITCHEN/DINING 16' 5" x 13' 1" (5m x 4m) (at widest points). Excellent range of high and low level units, island unit, integrated fridge freezer, gas hob, electric oven, integrated dishwasher, 1.5 bowl Blanco sink with chrome mixer tap, ceramic tiled floor, patio doors to garden



Access to . . .

UTILITY ROOM: 6' 7" x 3' 7" (2.0m x 1.1m) Ceramic tiled floor, plumbed for washing machine.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin with chrome mixer tap, ceramic tiled floor.



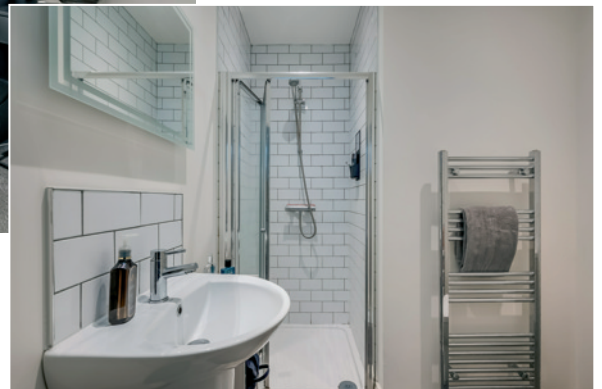
First Floor

LANDING: Large linen cupboard, access to floored roofspace with light.



BEDROOM (1): 9' 10" x 8' 10" (3m x 2.7m) (at widest points). Outlook to rear, space for built-in wardrobe.

ENSUITE SHOWER ROOM: Comprising fully enclosed, fully tiled shower cubicle, wash hand basin with chrome mixer tap, low flush wc, ceramic tiled floor, heated towel rail, low voltage spotlights.



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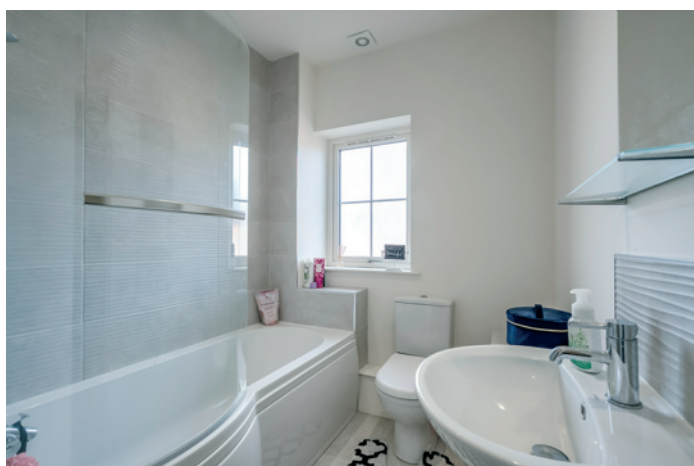
BEDROOM (2): 9' 10" x 8' 2" (3.0m x 2.5m) Outlook to front, built-in wardrobe.



BEDROOM (3): 9' 10" x 7' 3" (3m x 2.2m) Currently being used as an office, outlook to rear.



BATHROOM: Contemporary white suite comprising low flush WC, wash hand basin with chrome mixer tap, shower bath with chrome shower unit and curved glass shower screen. Towel radiator, partially tiled walls, ceramic tiled floor.



Outside

Private, south facing rear garden in lawn, parking for to cars to the side. Small gravel area to front with shrubs.



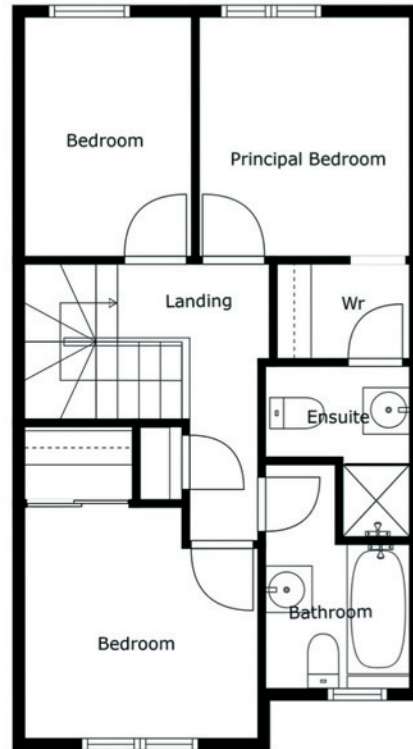
Location:

Travelling along Rathgael Road in Bangor towards the Balloo Road roundabout Lynn Hall Park is the last road on the right side before the roundabout. Lynn Hall Gardens is the 4th street on the left side. Number 15 is on the right side.

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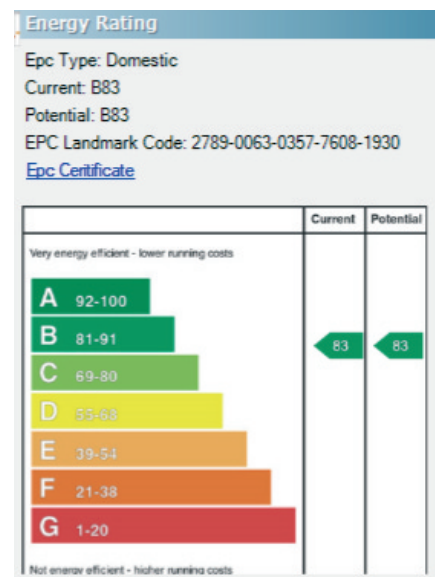
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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 Lisburn Road - 028 90 66 3030
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 Lisburn - 028 92 66 1700
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