



41 LYNN HALL LANE

Bangor BT19 1GX

- 3 Bedrooms (Ensuite)
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Modern Grey Kitchen
- White Bathroom Suite
- Handy Downstairs Wash Room
- Well Presented Throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £220,000

41 Lynn Hall Lane

, Bangor, BT19 1GX



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Ceramic tiled floor.

WASH ROOM

Comprising: Pedestal wash hand basin with mixer taps. W.C. Ceramic tiled floor.

LOUNGE

13'10" x 13'4" (4.22m x 4.06m)

KITCHEN

18'1" x 10'4" (5.51m x 3.15m)

Range of grey high and low level cupboards and drawers with roll edge work surfaces. Stainless steel 4 ring hob and oven under. Extractor canopy with integrated fan and light. Belfast sink with mixer taps. Integrated fridge/freezer and dishwasher. Ceramic tiled floor. 4 Downlights.

SUN ROOM

9'9" x 9'8" (2.97m x 2.95m)

uPVC double glazed French doors leading to rear. Ceramic tiled floor.

STAIRS TO LANDING

BEDROOM 1

13'10" x 10'5" (4.22m x 3.18m)

2 Wall light points.

ENSUITE

Comprising: Tiled shower cubicle with Thermostatic shower over. Wash hand basin with mixer tap. W.C. Ceramic tiled floor. Chrome heated towel rail. 3 Downlights. Built-in extractor fan.

BEDROOM 2

11'6" x 10'4" (3.51m x 3.15m)

BEDROOM 3

13'4" x 7'5" (4.06m x 2.26m)

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan.

ROOFSPACE

Folding ladder. Part floored.

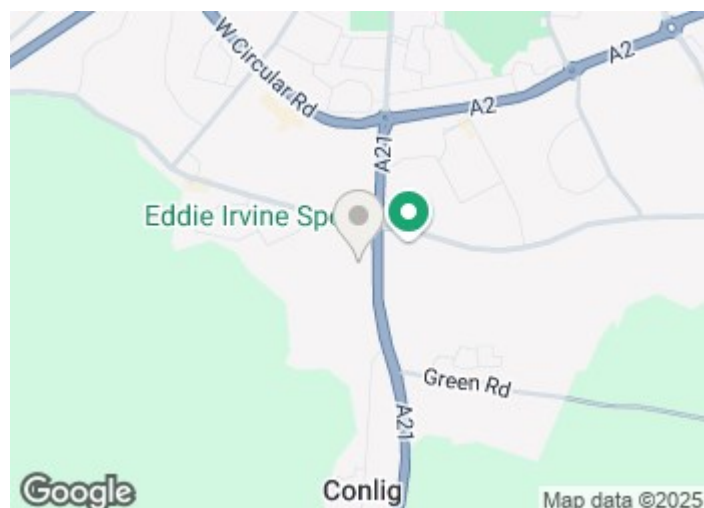
OUTSIDE

FRONT

Garden in lawn. Light.

REAR

Enclosed garden in lawn with paved patio. Tap and light.



Directions



Floor Plan

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