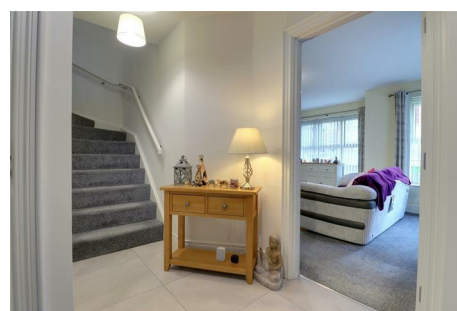




17 Lynn Hall Grove , Bangor, BT19 1LT

In a sea of typical modern semi detached homes this double fronted property really stands out with added kerb appeal and generous proportions to match. The property offers 3 double bedrooms, master with modern en-suite shower room, a luxury bathroom, a formal lounge and an open plan kitchen/diner with additional sun room. The property is neatly and tastefully presented throughout, ready for the new owner to simply move in and enjoy. It benefits from an excellent corner site with gardens to front and side plus a private walled garden in lawn with paved patio to the rear. To the front is a generous tarmac parking area. The property is "as new" and benefits from uPVC double glazing & fascia plus Phoenix gas central heating and is ideally located for Bangor city centre, Newtownards or commuting to Belfast and beyond. Internal viewing is highly recommended.

Offers Around £225,000

17 Lynn Hall Grove

, Bangor, BT19 1LT



- Double fronted semi detached home
- Open plan kitchen/dining/sun room
- uPVC double glazing & fascia
- Tarmac driveway and parking area
- Tastefully presented throughout
- Dual aspect lounge
- Phoenix gas central heating
- 3 double bedrooms - master ensuite
- Luxury bathroom + ground floor cloakroom
- Corner site with gardens front, side & private rear

Entrance

Entrance hall

Lounge

16x15'7 (4.88mx4.75m)

Kitchen/diner

16x11'1 (4.88mx3.38m)

Sun room

9'11x9'9 (3.02mx2.97m)

WC

5'3x3'3 (1.60mx0.99m)

Landing

Bathroom

7'9x5'7 (2.36mx1.70m)

Bedroom 1

12'9x11'8 (3.89mx3.56m)

Ensuite shower room

9'9x3'11 (2.97mx1.19m)

Bedroom 2

13'4x7'11 (4.06mx2.41m)

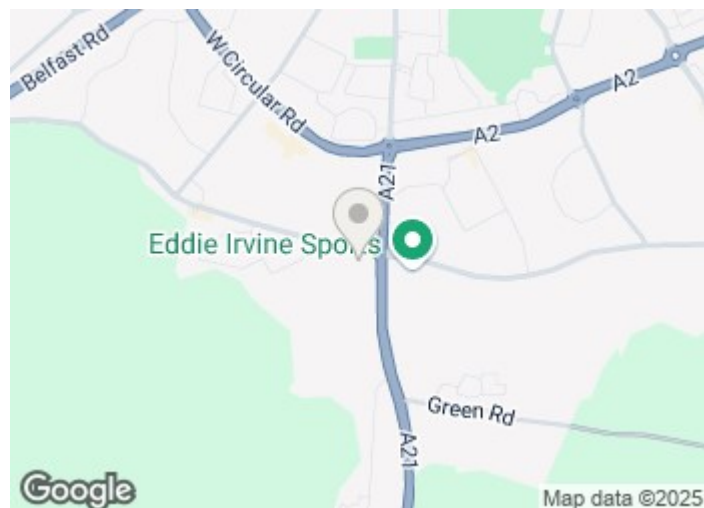
Bedroom 3

11'5x7'9 (3.48mx2.36m)

Outside

Tenure

Property misdescriptions

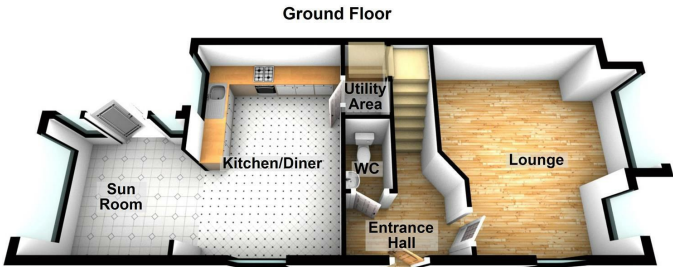


Directions

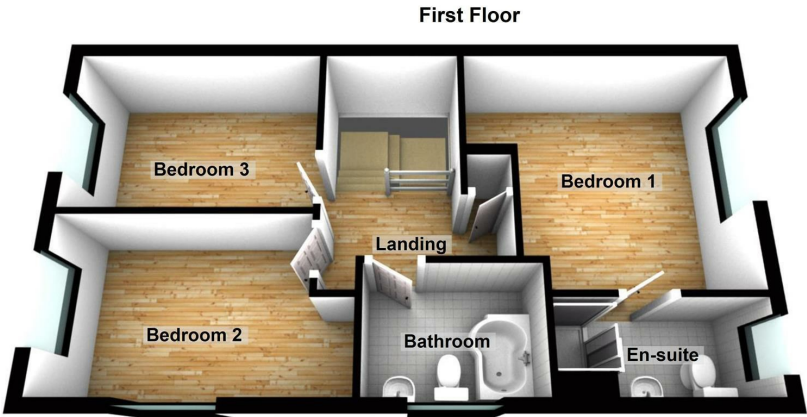
From Rathgael Road turn into the Lynn Hall Development. Take left, left, left and number 17 is located on the right hand corner site.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	