

81 Lynn Hall Park, Bangor, County Down, BT19 1HZ

Asking Price: £245,000

 **Reeds Rains**

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EPC Rating: B

Description

Occupying an exceptionally private site in a quiet cul de sac this Detached villa is beautifully presented both inside and out. The accommodation comprises of a spacious lounge, a luxury fitted kitchen with a casual dining area, a sunroom, and a cloakroom with WC on the ground floor. The first floor reveals 3 well proportioned bedrooms, master ensuite, and a family bathroom.

Externally there is ample off-street parking and a very private rear garden with a south westerly aspect.

All in all a beautifully appointed home that must be viewed to be fully appreciated.

Reception Hall

Composite front door with double glazed top light, ceramic tiled floor.

Cloakroom / WC

White suite comprising: Dual flush WC, wash hand basin, ceramic tiled floor.

Lounge

14' x 12'6" (4.27m x 3.8m)

Kitchen / Dining

17'4" x 12'4" (5.28m x 3.76m)

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring gas hob, stainless steel chimney extractor fan, integrated fridge freezer, integrated dishwasher, part tiled walls, ceramic tiled floor, recessed spotlights, breakfast bar, integrated wine fridge. Open plan to casual dining area and open plan to sun room.

Sun room

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

Ceramic tiled floor, recessed spotlights, uPVC double glazed French doors to rear garden.

First Floor Landing

Airing cupboard.

Access to roof space.

Bedroom 1

14'1" x 12'10" (4.3m x 3.9m)

Ensuite shower room

8'7" x 3'11" (2.62m x 1.2m)

Luxury white suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower unit and Rain shower, semi pedestal wash hand basin, tiled splashback, dual flush WC, ceramic tiled floor, stainless steel heated towel rail, recessed spotlights, extractor fan.

Bedroom 2

13' x 8'5" (3.96m x 2.57m)

Bedroom 3

12'5" x 8'4" (3.78m x 2.54m)

Bathroom

9'3" x 6'7" (2.82m x 2m)

Luxury white suite comprising: Panelled bath with mixer taps and thermostatically controlled shower, semi pedestal wash hand basin, dual flush WC, ceramic tiled floor, part tiled walls. recessed spotlights, stainless steel heated towel rail and extractor fan.

Outside

Tarmac driveway to car parking space.

Gardens

Very private enclosed garden to rear in lawns and boundary hedging, flowerbeds and shrubs. Paved patio, garden shed, outside tap and light.

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All Measurements

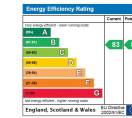
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 111.4 m² (1,199 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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