

Independent

PROPERTY ESTATES

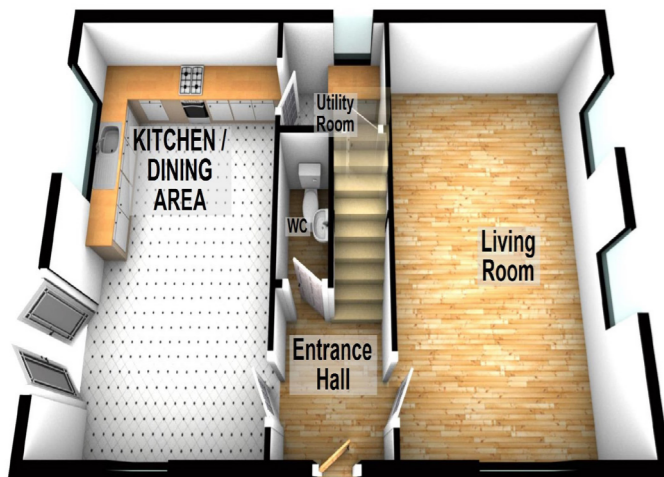


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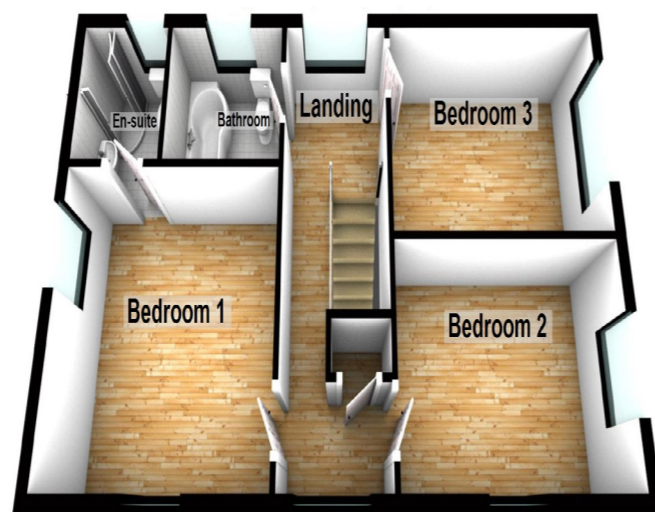
PROPERTY ESTATES



Ground Floor



First Floor



2 Lynn Hall Park, Bangor

Offers Over £249,950

FOR SALE

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		

- Detached Family Home
- Three Double Bedrooms
- Principal Bedroom Ensuite Shower Room
- One Spacious Reception Room
- Luxury Fitted Kitchen / Dining Area
- Utility Room, Ground Floor W.C.
- First Floor Deluxe Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Driveway to front Off-Road Parking
- Front and Side in Lawn, Patio and Tarmac Driveway

028 9145 0000

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These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent Property Estates are privileged to receive instructions to offer to the Sales Market Number 2 Lynn Hall Park, Bangor.

Ground Floor

Entrance Hall (6' 08" x 6' 00")
Access via a Composite Door, complete with Tiled Flooring.

Living Room (17' 06" x 13' 09")
Front aspect Reception Room.

Kitchen/Dining Area (17' 06" x 12' 11")
Luxury Fitted Kitchen with a range of High- & Low-Level Units with complimentary roller edge Worktops and Upstands. Comprising an integrated Normende Dishwasher, Fridge / Freezer, Oven and a four Ring Gas Hob with a feature Glass Splash back and an Extractor Hood over. Complete with a Stainless-Steel Sink and Drainer Unit, recessed Spotlights and uPVC and Glazed double Doors provide access to the Rear.Through to:

Utility Room (6' 07" x 5' 09")
Comprising a Roller Edge Worktop and Upstand, plumbed for a Washing Machine and space for a Tumble-dryer. Complete with Tiled Flooring and an Extractor Fan.

W.C. (6' 00" x 2' 11")
Two-piece Suite comprising a Low Flush W.C. and a Wash Hand Basin with a Tiled Splash back. Complete with Tiled Flooring.

First Floor

Landing (18' 09" x 6' 07")
Bright and Spacious with access to built-in Storage and access to the Roof space.

Primary Bedroom (13' 00" x 11' 05")
Front aspect Double Bedroom.Access to:

Ensuite Shower Room (6' 05" x 5' 06")
Three-piece Suite comprising a corner Mains Shower; a Low Flush W.C. and a Wash Hand Basin. Complete with Tiled Flooring, part Tiled Walls, recessed Spotlights, a Chrome Heated Towel Rail, and an Extractor Fan.

Bedroom Two (13' 09" x 8' 07")
Front aspect Double Bedroom.

Bedroom Three (13' 09" x 8' 06")
Rear aspect double Bedroom.

Bathroom (7' 02" x 7' 01")
Three-piece Deluxe Bathroom Suite comprising a P-Shape Bath with a Mains Shower over; a Wash Hand Basin and a Low Flush W.C. Complete with Tiled Flooring, part Tiled Walls, a Chrome Heated Towel Rail, recessed Spotlights and an Extractor Fan.

Outside

Outside

The Fence enclosed rear Garden is laid primarily in Lawn with a Paving area ideal for Entertaining or Relaxing.

To the front and side of the Property there is a Hedge and Wall enclosed Garden in Lawn and Paving. There is also a large Tarmac Driveway providing ample parking for multiple Vehicles.

