

## 9 LYNDBURST AVENUE

Bangor BT19 1AY

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Beech Kitchen
- White Bathroom Suite
- Attached Garage
- Downstairs Wash Room
- Spacious Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 £240,000**

# 9 Lyndhurst Avenue

, Bangor, BT19 1AY



## ACCOMMODATION

### COVERED PORCH

Light. uPVC double glazed entrance door with double glazed side panel into ...

### ENTRANCE HALL

Built-in cloaks cupboard. Understairs storage cupboard. Telephone point.

### WASH ROOM

Comprising: Wash hand basin. W.C. 2 Low voltage downlights. Built-in extractor fan.

### LOUNGE

14'8" x 11'4" (4.47m x 3.45m)

Glazed door. Open fireplace with gas fire, granite surround and hearth. Oak mantel. Laminated wood floor.

### FAMILY ROOM

17'5" x 11'4" (5.31m x 3.45m)

Open fireplace with multi-fuel stove with reclaimed brick surround and tiled hearth. uPVC double glazed French doors leading to rear.

## KITCHEN

13'2" x 8'0" (4.01m x 2.44m)

Beech range of high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinet. Extractor hood with integrated extractor fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Part tiled walls. Ceramic tiled floor.

## STAIRS TO LANDING

Wall light point. Dimmer.

## BEDROOM 1

12'2" x 11'3" (3.71m x 3.43m)

Wash hand basin. Telephone point.

## BEDROOM 2

12'0" x 11'4" (3.66m x 3.45m)

Laminated wood floor.

## BEDROOM 3

8'2" x 8'0" (2.49m x 2.44m)

Laminated wood floor. Built-in double wardrobe with mirrored sliding doors.

## BATHROOM

White suite comprising: Panelled bath. Corner shower cubicle with thermostatic shower. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. 3 Low voltage downlights. Built-in storage cupboard. Chrome heated towel rail.

## OUTSIDE

### ATTACHED GARAGE

18'2" x 9'6" (5.54m x 2.90m)

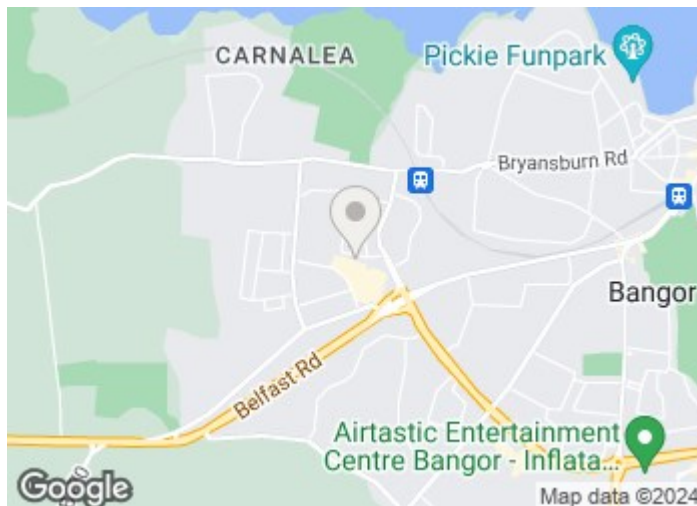
Roller door. Light and power. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine.

### FRONT

Garden in lawn with shrubs.

### REAR

Enclosed garden in lawn. Paved patio. Sensor light. Tap.



## Directions



# Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200  
**BALLYHACKAMORE**  
028 9047 1515  
**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155  
**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432  
**CAVEHILL**  
028 9072 9270  
**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264  
**GLENGORMLEY**  
028 9083 3295  
**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444  
**RENTAL DIVISION**  
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)  
©Ulster Property Sales is a Registered Trademark