



18 LYNN HALL PLACE

Bangor, BT19 1XP

Offers around **£199,950**



SEMI-DETACHED | 3  | 2  | 1 

Lovingly updated by the current owners this attractive three bed semi-detached property provides an excellent example of modern living. This 5 year old property is the ideal home for first time buyers, young families and downsizers alike.

KEY FEATURES

- Beautifully Maintained Semi Detached Property
- Three Well Proportioned Bedrooms, Principal with En Suite Shower Room
- Exceptional Presentation Throughout
- Modern Fitted Kitchen with Range of Integrated Appliances Opening to Dining Area and Access to Rear Garden
- Spacious Lounge with Hardwood Floor and Outlook to Front
- Utility Space
- Family Bathroom with Contemporary White Suite
- Carpets and Laminate Wood Effect Flooring to First Floor Recently Fitted
- Floored Roofspace with Ladder Access and Light
- Gas Fired Central Heating
- uPVC Double Glazing
- Driveway with Ample Side by Side Parking
- Ultrafast Broadband Available



ROOM DETAILS

Ground Floor

- Reception Hall
- Downstairs WC
- Lounge
14'9" x 11'10"
- Kitchen/Dining
16'0" x 10'7"
- Utility Room
8'9" x 6'1"

First Floor

- Landing
- Roofspace
- Bedroom One
14'9" x 11'10"
- Ensuite Shower Room
- Bedroom Two
13'10" x 8'4"
- Bedroom One
10'7" x 7'7"
- Bathroom

Outside

- Rear garden partially laid in lawn and paving
- Space for generous garden shed with electrics
- Garden laid in lawn with planting surrounding in flowerbeds
- Dual parking spaces to front and driveway.



To View Floor Plans
scan QR code below



DIRECTIONS

Turning off the Rathgael Road onto Lynn Hall Park take the second left hand turn onto Lynn Hall Place and number 18 is located on your left hand side.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B	83	83
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient - higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

