



12 LYN DHURST AVENUE

Bangor BT19 1AY

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 £249,950

12 Lyndhurst Avenue

, Bangor, BT19 1AY



ACCOMMODATION

uPVC double glazed patio door into ...

ENTRANCE PORCH

6 Pane half glazed door with 3 pane matching side panels into ...

ENTRANCE HALL

LOUNGE

14'10" x 11'4" (4.52m x 3.45m)

Open fireplace with tiled surround and hearth.

DINING ROOM

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

KITCHEN

13'3" x 7'11" (4.04m x 2.41m)

Range of high and low level cupboards and drawers with roll edge work surfaces. Built-in Russell Hobbs 4 ring hob and Samsung oven under. Extractor canopy

with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and dishwasher. Part tiled walls. Breakfast table.

STAIRS TO LANDING

BEDROOM 1

12'2" x 11'4" (3.71m x 3.45m)

Range of built-in bedroom furniture.

BEDROOM 2

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

Range of built-in wardrobes. Built-in hotpress with lagged copper cylinder and Willis type immersion heater.

BEDROOM 3

8'1" x 8'0" (2.46m x 2.44m)

Built-in wardrobe.

SHOWER ROOM

Comprising: Corner shower with Thermostatic Aqualisha shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Chrome heated towel rail.

ROOFSPACE

Slingsby ladder. Floored. Light

OUTSIDE

ATTACHED GARAGE

21'1" x 9'5" (6.43m x 2.87m)

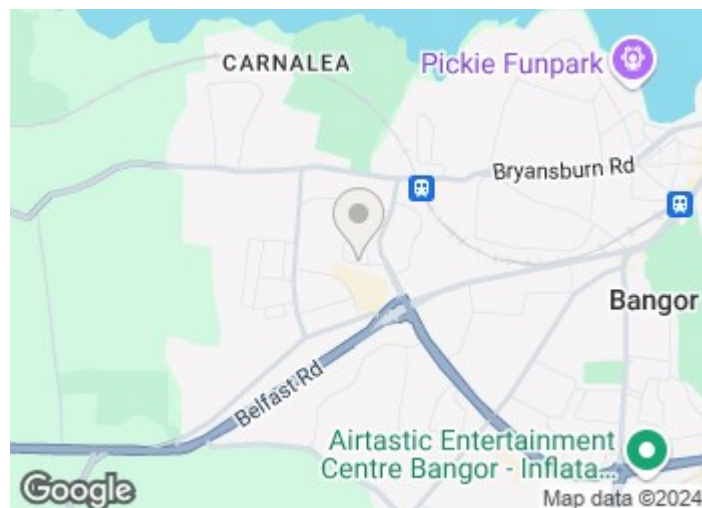
Electric roller door. Light and power. Oil fired boiler.

FRONT & SIDE

Garden in lawn with trees and 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.



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