

14 Lynn Hall Place, Bangor,
County Down, BT19 1XP

Asking Price: £199,950

 **Reeds Rains**

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Asking Price: £199,950

EPC Rating: B

Description

This semi detached family home is less than 7 years old and occupies a private site in the popular Lynn Hall Park development.

The ground floor of the property comprises of lounge, luxury fitted kitchen open to dining area, Sun room and Cloakroom with WC. The first floor reveals 3 bedrooms with an ensuite to the master as well as a family bathroom with white suite.

Externally there are gardens to both the front and rear in lawns and ample off street car parking.

All in all a beautifully presented modern family home that will leave the buyer with nothing to do but move in and enjoy!

Reception Hall

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

Cloakroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin, tiled splashback, ceramic tiled floor, extractor fan.

Lounge

13'2" x 12 (4.01m x 12)
Wall mounted electric fire.

Kitchen / Dining

16'9" x 13'5" (5.1m x 4.1m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces and breakfast bar, built in oven and 4 ring gas hob, glass splashback, stainless steel chimney extractor fan, gas boiler, integrated dishwasher, integrated fridge freezer, ceramic tiled floor, recessed spotlights. Open plan to dining area which in turn leads to the sun room.

Utility Area

Under stairs with ceramic tiled floor and plumbed for washing machine.

Sun room

10'2" x 10 (3.1m x 10)
Ceramic tiled floor, recessed spotlights, uPVC double glazed door to rear garden.

First Floor landing

Access to roof space. Airing cupboard.

Bedroom 1

10'4" x 8'4" (3.15m x 2.54m)
Range of built in robes and storage.

Ensuite shower room

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

Bedroom 2

13'1" x 10'1" (4m x 3.07m)

Bedroom 3

10'4" x 8'4" (3.15m x 2.54m)
Range of built in storage.

Bathroom

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

Outside

Tarmac driveway to off street parking.

Gardens

Front garden in lawns.

Enclosed rear garden in lawns and paved

patio area. Outside tap and light, garden shed.

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All Measurements

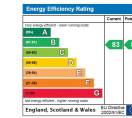
All Measurements are Approximate.

Laser Tape Clause

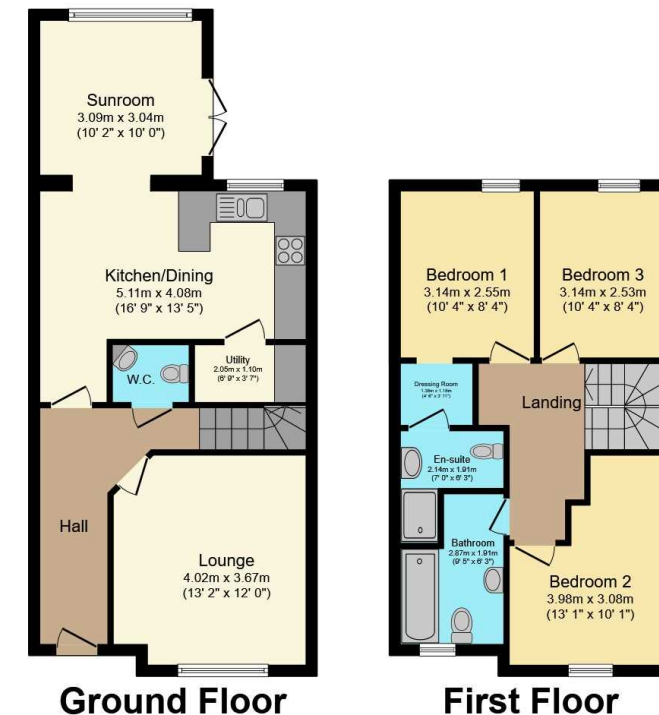
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



For full EPC please contact the branch.



Total floor area 99.9 sq.m. (1,075 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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Other important information which you will need to know about this property can be found at reedsrains.co.uk