



61 LYNN HALL PARK

Bangor, BT19 1HZ

Offers around **£217,500**



SEMI-DETACHED | 3  | 2  | 1 

61 Lynn Hall Park benefits from a generous rear sheltered spacious and private rear garden with southerly and westerly aspect. This modern home also has ample driveway parking and is exceptionally well presented throughout leaving the purchaser little to do but move in.

KEY FEATURES

- Modern Semi Detached Family Home
- Exceptionally Well Presented and Beautifully Finished Throughout
- Three Well Proportioned First Floor Bedrooms
- Principal Bedroom with En Suite Shower Room
- Stylish Tiling Detail to Family Bathroom, En Suite and Ground Floor WC
- Modern Fitted Kitchen with Range of Integrated Appliances with Dining/Living Space with uPVC Double Glazed French Doors to Rear Patio and Garden
- Spacious Lounge with Outlook to Front
- Separate Utility Space
- Ground Floor WC
- Roofspace with Excellent Storage
- Gas Fired Central Heating
- uPVC Double Glazing
- Driveway with Ample Off-Road Parking



ROOM DETAILS

Ground Floor

- Reception Porch
- Lounge
16'3" x 13'11"
- Kitchen/Dining Space
17'3" x 13'3"
- Utility Room
5'4" x 4'3"
- WC

First Floor

- Landing
- Bedroom One
12'3" x 11'3"
- Ensuite Shower Room
- Bedroom Two
11'11" x 10'4"
- Bedroom Three
13'3" x 6'11"
- Bathroom
- Roofspace

Outside

- Tarmac driveway with ample parking
- Mature front garden laid in lawns
- Paved pathways to front door
- Enclosed good sized rear gardens laid in lawns with paved patio areas
- Garden shed
- Tiered to rear with raised decking
- Excellent privacy to rear garden



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling along Rathgael Road towards Bangor the turning for Lynn Hall Park is towards the end of Rathgael Road on the right hand side. Continue along Lynn Hall Park. Number 61 is located on your right 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		
Very energy efficient – lower running costs		
	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

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