



25 Lynn Hall Park, Bangor, County Down, BT19 1HZ

Asking Price: £225,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: B 84

Description

Built by Lagan Homes this attractive semi detached villa comes with an additional sunroom to the rear, offering extra space for all the family to enjoy. Finished to a high specification throughout, the property offers 3 bedrooms with an ensuite shower room to the master, family bathroom with white suite, lounge, luxury fitted kitchen, and the all-important cloakroom with WC. Externally there is ample parking to the front and enclosed garden to the rear in lawns with a private westerly aspect. All in all a beautifully presented home that must be viewed to be fully appreciated.

Reception Hall

Composite front door, ceramic tiled floor, feature panelled walls

Cloakroom / WC

White suite, dual flush WC, pedestal wash hand basin, ceramic tiled floor, extractor fan.

Lounge

13'4" x 11'10" (4.06m x 3.6m)
Feature wood panelled wall.

Kitchen / Dining

15'11" x 13'9" (4.85m x 4.2m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, built in oven, 4 ring gas hob, stainless steel splash back, stainless steel chimney extractor fan, LED kick-board lighting, integrated dishwasher, integrated fridge freezer, gas fired boiler, ceramic tiled floor, recessed spotlights, casual dining area. Open plan to sun room.

Sun room

9'9" x 9'8" (2.97m x 2.95m)

Ceramic tiled floor, recessed spotlights, double glazed patio doors to garden.

First floor landing

Airing cupboard.
Slingsby type ladder to floored roof space.

Bedroom 1

11'9" x 10'6" (3.58m x 3.2m)

Ensuite Shower room

White suite comprising: Fully tiled built in shower cubicle, thermostatically controlled shower unit, dual flush WC, semi pedestal wash hand basin, recessed spotlights, ceramic tiled floor, stainless steel heated towel rail, extractor fan.

Bedroom 2

11'8" x 8'6" (3.56m x 2.6m)

Bedroom 3

10'3" x 7'1" (3.12m x 2.16m)

Family Bathroom

White suite comprising: , Panelled bath with mixer taps, telephone hand shower, dual flush WC, semi pedestal wash hand basin, stainless steel heated towel rail, extractor fan, part tiled walls, ceramic tiled floor.

Outside

Tarmac driveway to front with space for 2 cars, paved walkways, plants and shrubs.

Gardens

Very private and enclosed rear garden in lawns, mature plants and shrubs, outside tap and light, garden shed.

NB

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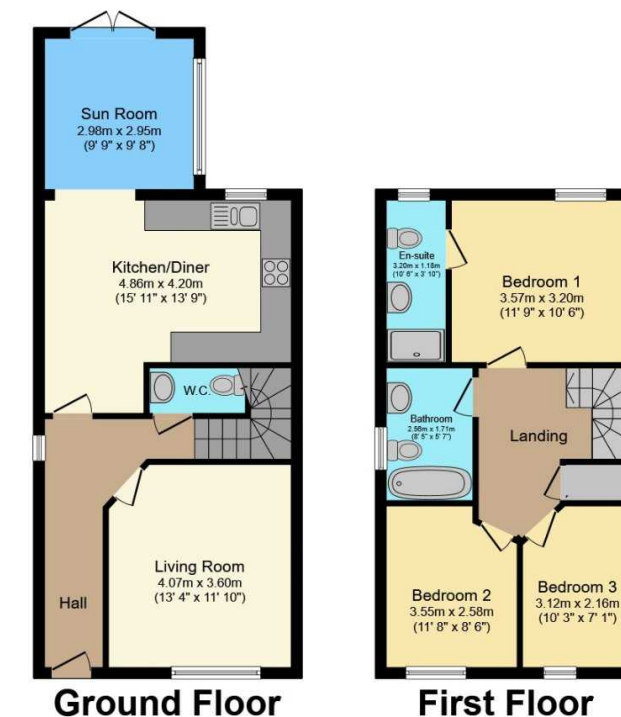
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All Measurements are Approximate.

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.



Total floor area 98.8 m² (1,063 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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