

## 36 LYNNE ROAD

Bangor BT19 1NT

- Location, Location, Location
- Appealing Semi Detached Chalet Bungalow
- 3 Bedrooms/1+ Reception
- Pleasing Kitchen
- Serviceable Bathroom
- Oil Fired Central Heating
- Spacious Detached Garage
- Maintained Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £180,000**

# 36 Lynne Road

, Bangor, BT19 1NT



## ACCOMMODATION

White uPVC double glazed front door. White uPVC double glazed side windows.

## ENTRANCE HALL

Double panel radiator. Wooden laminate flooring. Access to kitchen and lounge.

## LOUNGE

14'2" x 13'2" (4.32m x 4.01m)

White uPVC double glazed windows. 2 Double panel radiators. Wooden laminate flooring. Ceiling downlighters. Dimmer switch. 8 Pane bevelled glazed internal double doors to ...

## DINING AREA

10'4" x 8'3" (3.05m x 2.44m x 0.91m)

White uPVC double glazed windows. Double panel radiator. Wooden laminate flooring. Ceiling downlighters. Open plan access to ...

## KITCHEN

11'11" max x 10'3" max (3.63m max x 3.12m max)

Wide range of high and low level units with roll edge work surfaces. Glazed display cabinets. Concealed lighting. 1 1/4 bowl stainless steel sink unit with mixer tap.

Plumbed for washing machine. Breakfast bar.

Double panel radiator. Tiled floor. Part tiled walls. White uPVC double glazed windows and rear door.

## STAIRS TO FIRST FLOOR LANDING

White uPVC double glazed window. Built-in hotpress with insulated copper cylinder. Willis type immersion heater.

## ACCESS TO ROOFSpace

Partly floored. Shelving. Light point.

## BEDROOM 1

11'11" max x 9'5" max (3.63m max x 2.87m max)

White uPVC double glazed windows. Double panel radiator. New built-in wardrobes with sliding mirrored doors.

## BEDROOM 2

10'4" max x 9'1" max from door recess to wardrobes (3.15m max x 2.77m max from door recess to wardrobe)

White uPVC double glazed windows. Single panel radiator. Built-in wardrobes and cupboards above. Shelving.

## BEDROOM 3

10'4" x 6'10" (3.15m x 2.08m )

White uPVC double glazed windows. Single panel radiator.

## BATHROOM

Coloured suite comprising: Tiled panelled bath. Redring electric shower over. Pedestal wash hand basin. Low flush W.C. Part tiled walls. Single panel radiator. White uPVC double glazed window. Ceiling downlighters.

## OUTSIDE

### SPACIOUS GARAGE

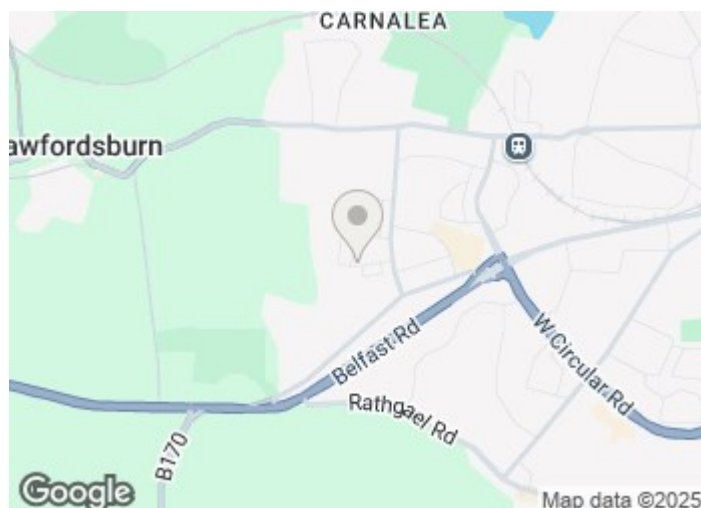
16'10" max x 16'2" max (5.13m max x 4.93m max) Panelled up and over door. Light and power. Single glazed window.

### FRONT

Garden laid in lawn, plants and shrubs. Light point. Paved drive. Double wooden gates to rear.

### ENCLOSED REAR

Boiler house. Paved and crazy paving. Plants and shrubs. Outside tap. Enclosed PVC oil tank.



## Directions

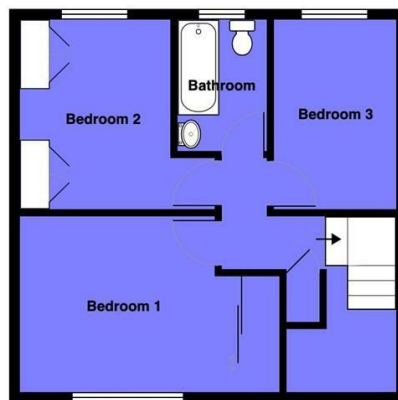


# Floor Plan

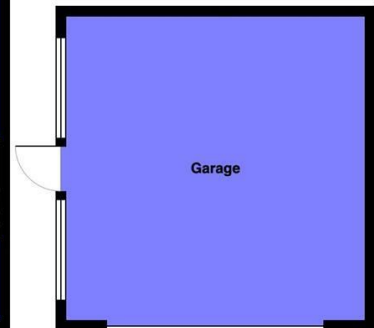
36, Lynne Road, BANGOR, BT19 1NT



Ground Floor



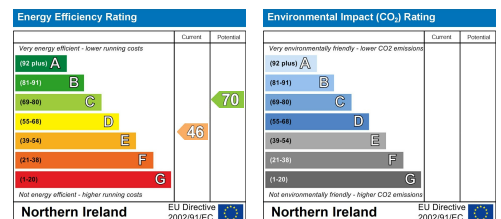
First Floor



Garage

Total Area: 85.3 m<sup>2</sup> ... 918 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

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