



## 50 LYN DHURST AVENUE

Bangor BT19 1AY

- Extended Bangor West Red Brick Semi Detached Villa
- Spacious Well Maintained Gardens
- 3 Bedrooms & 1+ Reception
- Rear Conservatory
- White Shower/Wet Room
- Double Glazing & Gas Fried Heating System
- Detached Garage
- Sought After Residential Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £200,000**

# 50 Lyndhurst Avenue , Bangor, BT19 1AY



## ACCOMMODATION

White uPVC double glazed front door and side panels.

## ENTRANCE HALL

Single panel radiator.

## LOUNGE/DINING AREA

25'6" max x 11'0" max (7.77m max x 3.35m max)  
White uPVC double glazed windows. 2 Double panel radiators. Wall light points. Tiled fireplace and hearth. Corniced ceiling.

## KITCHEN/BREAKFAST AREA

14'5" max x 12'4" max (4.39m max x 3.76m max)  
High and low level units with roll edge work surfaces. Glazed display cabinets. 11/4 bowl sink unit with mixer taps. Breakfast bar. Plumbed for dishwasher. Extractor fan. Integrated oven. Serving hatch to dining area. Part tiled walls. Double panel radiator. Understairs cupboard. White uPVC double glazed windows and rear door. White uPVC double glazed sliding door to ...

## CONSERVATORY

9'0" max x 8'4" max (2.74m max x 2.54m max)  
White uPVC double glazed windows and side service door. Double panel radiator.

## STAIRS TO FIRST FLOOR LANDING

White uPVC double glazed window. Access to roofspace.

## BEDROOM 1 (Front)

14'2" x 7'10" to wardrobes (4.32m x 2.39m to wardrobes)  
White uPVC double glazed windows. Single panel radiator. Built-in wardrobes with sliding mirrored doors and shelving. Separate door to bedroom 2.

## BEDROOM 2 (Rear)

11'1" x 9'0" (3.38m x 2.74m)  
White uPVC double glazed windows. Double panel radiator. Separate access to shower room.

## BEDROOM 3 (Front)

9'8" max x 7'10" max (2.95m max x 2.39m max)  
White uPVC double glazed windows. Single panel radiator. Shelved cupboard with wall mounted gas boiler and sliding doors.

## SHOWER ROOM/WET ROOM

White suite comprising: Wash hand basin. Low flush W.C. Shower area. Panelled walls and

panelled ceiling. Single panel radiator. White uPVC double glazed windows. Ceiling downlights.

## OUTSIDE

### DETACHED GARAGE

22'7" max x 11'2" max (6.88m max x 3.40m max)  
White uPVC double glazed window. Roller shutter door. Light and power. Side service door.

### FRONT & SIDE

Extensive gardens, laid in lawn. Concrete drive. Plants and shrubs. Open porch with paved step.

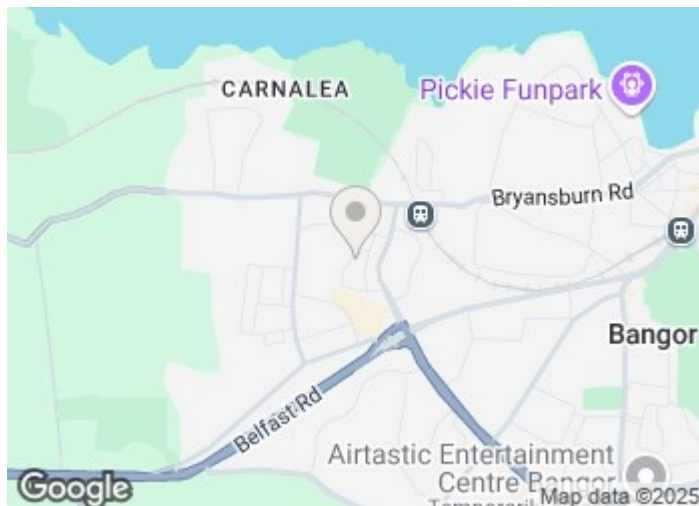
### REAR

Garden laid in lawn, plants and shrubs. Paved area with pergola. Lean-to glass house. Garden store.

Utility room at rear of garage with with ; White uPVC double glazed window. Low level cupboards. Stainless steel sink unit. Plumbed for washing machine.

### SECRET SIDE GARDEN

Previously a vegetable garden



## Directions







# Floor Plan

50 Lyndhurst Avenue, BANGOR, BT19 1AY



Ground Floor

First Floor

Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-91% <b>A</b>	
91-81% <b>B</b>		81-91% <b>B</b>	
80-69% <b>C</b>		69-80% <b>C</b>	
55-68% <b>D</b>		55-68% <b>D</b>	
44-54% <b>E</b>		44-54% <b>E</b>	
31-43% <b>F</b>		31-43% <b>F</b>	
1-30% <b>G</b>		1-30% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>70</b>	<b>73</b>		
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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