



OFFERS AROUND

£240,000

14 Lineybrook Lane
Bangor
BT19 7ED



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Sales, Lettings and Property Management

Charming Detached Home in Prime Bangor Location

Located in an enviable position opposite Lesley Bloomfields and adjacent to Valentine Playing Fields, this three bedroom detached property offers a perfect blend of contemporary style and practicality, ideal for modern living.

The heart of the home is the beautifully appointed, modern kitchen, installed just four years ago and complete with integrated NEFF appliances. Open-plan to the dining area and

a sunroom, this space is flooded with natural light and seamlessly extends through French doors to a decked area and private garden beyond – perfect for entertaining or peaceful relaxation.

A cosy living room, featuring a gas fire, adds warmth and character, while the convenience of a downstairs cloakroom with W/C enhances the functionality of the ground floor. Upstairs,

three well-proportioned bedrooms include a master with a luxurious ensuite and walk-in shower. The main bathroom is a tranquil retreat, complete with a stunning roll-top bath – perfect for unwinding after a long day.

A new boiler, installed five years ago, ensures energy efficiency, while the property's exceptional location – just a 10-minute walk from Bangor Centre – makes it an unparalleled offering for discerning buyers.



PROPERTY FEATURES



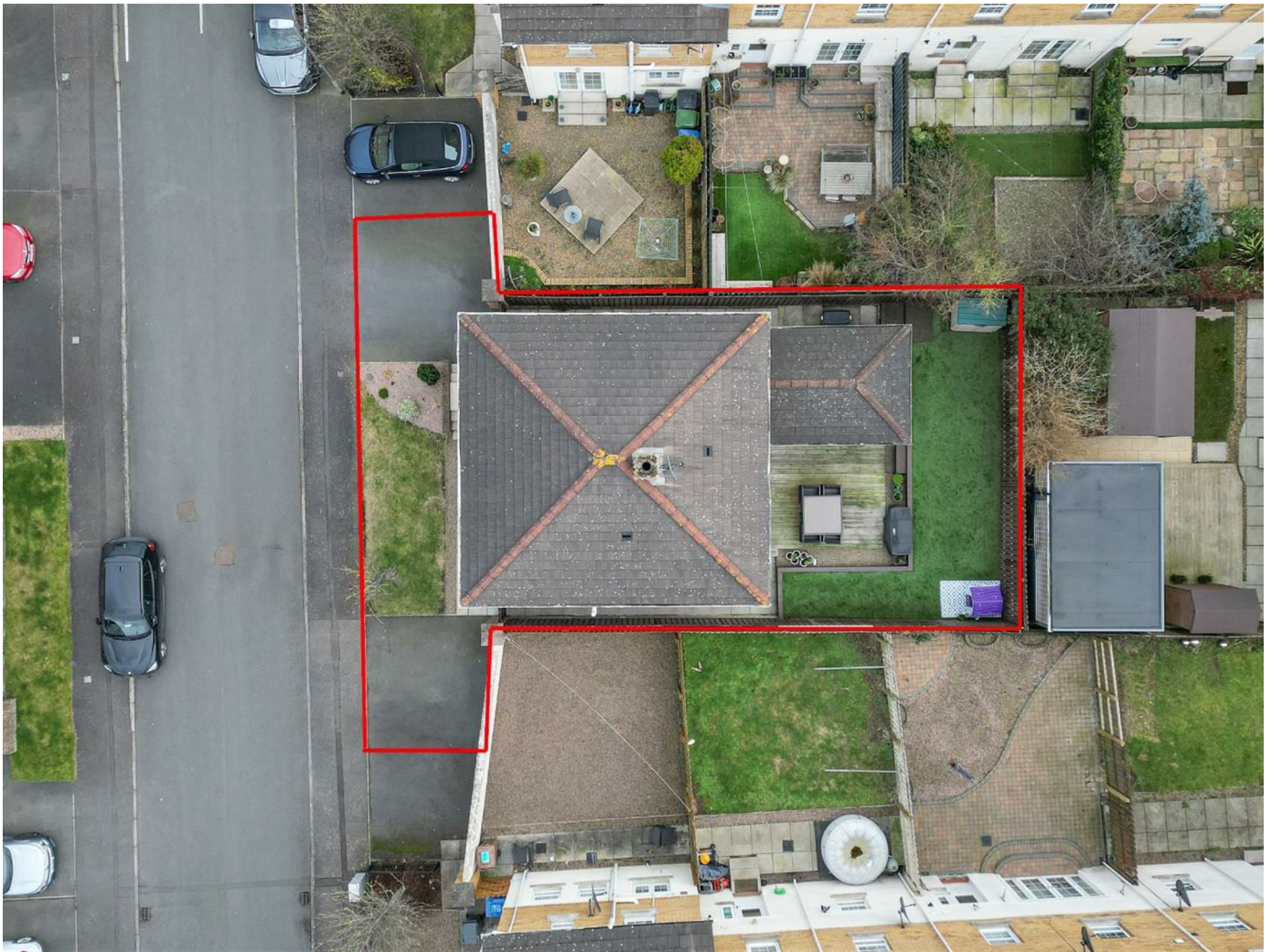
- Charming Detached Home Beautifully Presented Throughout
- Living Room With Gas Fire
- Modern Kitchen With Integrated Appliances
- Open-Plan Dining Area And Sunroom
- Downstairs Cloakroom And WC
- Three Spacious Bedrooms
- Master With Ensuite
- Tranquil Family Bathroom
- Gas Fired Central Heating System
- Close To Lesley Bloomfields, Bangor Town Centre And Local Schools











THIS PROPERTY COMPRISES

Hallway
6'10" x 10'9"

Living Room
14'2" x 15'7"

Kitchen
23' x 13'4"

Downstairs WC
3'3" x 5'2"

Sunroom
13'8" x 7'6"

Landing
11'10" x 3'1"

Bedroom 1
16'7" x 10'9"

Ensuite
6'5" x 6'1"

Bedroom 2
14' x 9'9"

Bedroom 3
8'8" x 9'9"

Bathroom
10'9" x 7'3"

Storage
4'8" x 1'6"

Directions
The Lineybrook Lane
Development is situated off the
South Circular Road, directly
facing Lesley Bloomfields.

**REQUIRED INFO UNDER
TRADING STANDARDS
GUIDANCE**
Tenure - Understood to be

Managed Freehold
Management Fee - Understood
to be £225 per annum
Rates - Understood to be
approx £1,553.29 per annum

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 76 | 76 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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WILL YOU NEED A MORTGAGE?

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