

TYPE D2



LYNN HALL PARK

• RATHGAEL ROAD •
• BANGOR •

GROUND FLOOR

FIRST FLOOR

TOTAL FLOOR AREA
1,850 sq. ft. approx.

Reeds Rains
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GROUND FLOOR	FIRST FLOOR	GROUND FLOOR Size 136	FIRST FLOOR Size 156
Entrance Hall (incl. open WC)	Master Bedroom	Entrance Hall (incl. open WC)	Master Bedroom
Lounge	Ensuite	Lounge	Ensuite
Kitchen / Dining	Bedroom 2	Kitchen / Dining	Bedroom 2
Utility Room	Bedroom 3	Utility Room	Bedroom 3
	Bathroom		Bathroom

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the contents of these particulars. All measurements of plots are given as they are shown on the latest available approved plan or map. Purchasers should satisfy themselves as to the correct interpretation of the terms of planning. The number does not relate to any other planning application or other planning permission. The number does not relate to any other planning application or other planning permission. The number does not relate to any other planning application or other planning permission.



Lynn Hall Park, Rathgae Road,

Price £167,500



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- Type D, Lynn Hall Park, Rathgael Road, Bangor, County
Down
Price £167,500

DEVELOPMENT-NAME=LYNN HALL PARK

Lynn Hall Park Situated on the outskirts of Bangor, Lynn Hall Park offers the very best of suburban living, being just minutes away from local amenities and leisure facilities on one side, and an abundance of green spaces and outdoor activities on the other. This new development consists of bright and airy homes with modern interiors, and classically-styled exteriors with private gardens to the front and rear. If you want a home that offers the perfect blend of comfort, convenience and contemporary living, then Lynn Hall Park is it. Winding down Nestled along the shores of Belfast Lough, Bangor is everything a seaside town should be. From the bustling town centre, to the colourful array of boats lining the marina, and the lively caf and restaurant scene lighting up the Esplanade by day and night; this is a town full of character and charm. Yet the beauty of this location also lies in its proximity to green spaces, offering plenty of opportunities to get out and enjoy the great outdoors. Whether it s a picnic in the beautiful walled gardens of Bangor Castle, a round of golf at one of six nearby golf courses, or a riverside ramble through Crawfordsburn Country Park, there s something here for everyone. This is a town where winding down comes easily. Quality time Very rarely does a town offer so much, for so many. Yet in Bangor you get precisely that. A place that has been built around the community, catering to every comfort and convenience you could ever need. For not only is it home to family-run bakeries, butchers, and greengrocers, you will also find a great selection of bustling caf s, restaurants and shops lining the high street. Add to that leading schools, leisure facilities, and rugby, hockey, tennis, boat and golf clubs, and you ll quickly see why it is such a sought-after place to live. Choosing to live in a town that has so much to offer means more than just convenience, it means more time to spend doing the things you love. About Lynn Hall Park EXTERNAL FEATURES - Traditionally constructed walls in a brick/render/stone finish - High standard of floor, wall and loft insulation to ensure minimal heat loss - Mouldings to door and window surrounds to selected house designs - Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate) - Bitmac driveways - Painted finish to front entrance doors - Landscaped rear gardens - Front gardens landscaped in keeping with the rest of the development - Extensive landscaping to common areas - Timber fencing and walling to boundaries (where appropriate) - Feature external lighting to front door INTERNAL FEATURES - Internal walls and ceilings painted along with the internal woodwork - Moulded skirting and architrave - Panelled internal doors with quality ironmongery - Smoke, heat and carbon monoxide detectors - Comprehensive range of electrical sockets

- Connection sockets for BT and TV - Cabling for digital and SKY TV reception terminated at a single point externally - Zoned security alarm HEATING - Gas fired central heating energy efficient combination boiler which provides instant hot water on demand - Zoned heating with time clock in line with building control regulations. KITCHEN - Choice of kitchen doors, worktop colours and handles - Integrated electrical appliances to include gas hob and electric oven, glass extractor unit, fridge/freezer, dishwasher and washer/dryer If there is a utility, appliances are fitted free standing, and sometimes combined depending on space - Ceramic wall tiling between upper and floor level kitchen units. FLOORING - Lounge, bedrooms, hall, stairs and landing carpeted - Kitchen/dining, ground floor cloakroom, bathroom and ensuite floors tiled SELECTIONS - All selections to be made from the builders nominated suppliers only - All selections are from a pre-selected range and are subject to stage of construction BATHROOMS, ENSUITES (WHERE APPLICABLE) & WCS - Contemporary designer white sanitary ware with chrome fittings - Thermostatically controlled shower over bath in bathroom with screen door - Thermostatically controlled shower in ensuite - Chrome heated towel rail in bathroom and ensuite - Full height tiling to shower enclosures - Splash back tiling to bathroom, ensuite and downstairs cloakroom basins. WARRANTY - White goods carry a 1 year guarantee from date of installation - NHBC 10 year buildmark warranty

ENTRANCE HALL

LOUNGE

4.65m x 3.45m (15'3" x 11'4")

KITCHEN / DINING

4.83m x 3.33m (15'10" x 10'11")

UTILITY ROOM

1.85m x 0.99m (6'1" x 3'3")

SUNROOM

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

FIRST FLOOR

MASTER BEDROOM

4.65m x 3.91m (15'3" x 12'10")

EN-SUITE SHOWER ROOM

BEDROOM 2

4.09m x 2.39m (13'5" x 7'10")

BEDROOM 3

3.48m x 2.29m (11'5" x 7'6")

BATHROOM



For full EPC please contact the branch

SPECIFICATION

- EXTERNAL FEATURES**
- Traditionally constructed with a brick/terracotta finish
 - High standard of finish, wall and lift finishes to ensure minimal heat loss
 - Mouldings to door and window surrounds to match finish
 - Maintenance free UPVC energy efficient double glazing with lockable system when open
 - Bronze doorways
 - Painted finish to front entrance doors
 - Landscaped rear garden
 - Front garden landscaped in keeping with the rest of the development
 - Exterior landscaping to common areas
 - Timber fencing and railing
 - Boundary fence (where appropriate)
 - Frontage external lighting to front door

- INTERNAL FEATURES**
- Internal walls and ceilings painted along with the internal woodwork
 - Moulded skirting and architraves
 - Painted internal doors with quality ironmongery
 - Stairs, hand and carbon ironmongery
 - Comprehensive range of electrical sockets
 - Connection sockets for BT and TV
 - Cabling for digital and SKY TV reception
 - Connection sockets for BT and TV
 - Zoned security alarm
- HEATING**
- Gas fired central heating
 - energy efficient combination boiler
 - which provides instant hot water on demand
 - Zoned heating with time clock in line with building control regulations

- KITCHEN**
- Choice of kitchen doors, worktop surfaces with matching splash and handles
 - Integrated electrical appliances to include gas hob and electric oven, glass ceramic cooktop/fryer, dishwasher and washer/dryer
 - If there is a utility, appliances are fitted, rewording and sometimes combined depending on space
- FLOORING**
- Strong, bathroom, hall, stairs and landing carpet
 - Kitchen/dining, ground floor, bedrooms, hallways and entrance floor tiled
 - Tiled floor to suit rooms where applicable
- SELECTIONS**
- All selections to be made from the building specification supplied only
 - All selections are from a pre-selected range and are subject to stage of construction

- BATHROOMS, ENSUITES (WHERE APPLICABLE) & WCs**
- Contemporary designed white sanitary ware with chrome fittings
 - Thermally insulated shower over bath in bathroom with screen door
 - Thermally insulated shower in ensuite
 - Chrome bonded wood and tile bathroom and ensuite
 - Full height tiling to shower enclosures
 - Where shower / bath is fitted the enclosure walls will be fully tiled
 - Splash back tile to bathroom, ensuite and domestic cloakroom basin
- WARRANTY**
- Whole goods carry a 1 year guarantee from date of installation
 - NHBC 10 year buildback warranty



See Site Plan Overview

Booking Arrangements
 A booking deposit of £200 is payable to Lagan Homes (Belfast) Ltd in order to reserve a property. On completion of the booking deposit will be refunded. The 50% deposit of the purchase price will be payable on exchange of contract which should be within four weeks of receipt of contract. If contracts cannot be exchanged within this timeframe the property may be placed back onto the market.

Management Company
 Each purchaser will receive an equal shareholding within the Management Company and pay an equal service charge towards the maintenance of the common areas. This will ensure the control and future maintenance of Lyle Hill PA1-016 with all of the purchasers acting together, under the guidance of an experienced managing agent.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and all third party statements must satisfy themselves by inspection or otherwise as to the correctness of any of the statements contained in these particulars. All measurements of areas are given as Net Sale Area which is calculated in accordance with the RICS Code of Measuring Practice 6th Edition (AP2). Comparisons of takeovers, takeovers and investments may be subject to valuation from a qualified valuer. Purchasers should satisfy themselves as to the correct specification of the site of building.

The Vendor does not make any plan, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty, whether in relation to any property. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & D. G.

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