

TYPE D2



LYNN HALL PARK

• RATHGAEL ROAD •
• BANGOR •



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

Reeds Rains
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NEW HOMES
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GROUND FLOOR FIRST FLOOR

Entrance Hall (incl. open WC)
Lounge 15'9" x 11'6" (incl. bay, bay)
Kitchen / Dining 15'9" x 10'11"
Utility Room 6'1" x 3'3"

Master Bedroom 15'9" x 12'10" (incl. bay, bay)
Ensuite
Bedroom 2 13'5" x 7'10" (incl. bay)
Bedroom 3 11'5" x 7'6"

GROUND FLOOR Size 1,186 FIRST FLOOR Size 1,566

Entrance Hall (incl. open WC)
Lounge 15'9" x 15'9" (incl. bay, bay)
Kitchen / Dining 15'9" x 10'11"
Utility Room 6'1" x 3'3"

Master Bedroom 12'5" x 12'10" (incl. bay, bay)
Ensuite
Bedroom 2 15'9" x 7'10" (incl. bay)
Bedroom 3 11'5" x 7'6"

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 other means as to the accuracy and truth of the statements contained herein. All measurements of areas are given as a guide only and are not intended to be used as a basis for any claim. If intending purchasers wish to obtain a copy of the particulars of sale, they should apply to the agent named in the particulars of sale. The agent does not make any guarantee, and neither the selling agent nor any person in their employment, has any liability to make or give any representation or warranty, whether in writing or otherwise, in relation to the accuracy of the particulars of sale. The agent does not make any guarantee, and neither the selling agent nor any person in their employment, has any liability to make or give any representation or warranty, whether in writing or otherwise, in relation to the accuracy of the particulars of sale.

LaganHomes

Lynn Hall Park, Rathgael Road,
Price £167,500



Reeds Rains

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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/ashlar/stone finish
- High standard of finish, roof and loft insulation to ensure optimal heat loss
- Mouldings to door and window surrounds to original house design
- Maintenance free uPVC energy efficient double glazing with lockable system (when required)
- Bricke downspouts
- Painted finish to front entrance doors
- Landscaped rear garden
- Front garden landscaped in keeping with the rest of the development
- Extensive landscaping to common areas
- Timber fencing and walling
- Boundary fence (where appropriate)
- Fences oriented (where appropriate)

INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- Moulded skirting and architraves
- Painted internal doors with quality ironmongery
- Bricks, hear 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, working surfaces with matching splash and handles
- Integrated electrical appliances to include gas hob and electric oven, glass entrance unit, fridge/freezer, dishwasher and washer/dryer - If there is a utility, appliances are fitted frontloading and sometimes combined depending on space

FLOORING

- Strong, solid floors, hall, stairs and landing carpeted
- Kitchen/dining, ground floor cloakrooms, bedrooms and ensuite floor tiled
- Tiled floor to sun room where applicable

SELECTIONS

- All selections to be made from the builder's nominated supplier 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
- Thermomechanically controlled shower over bath in bathrooms with screen door
- Thermomechanically controlled shower in ensuite
- Chrome heated towel rail in bathrooms and ensuite
- Full height tiling to shower enclosures
- Where shower / bath is fitted the cloakroom walls will be fully tiled
- Splash back tile to bathroom, ensuite and downstairs cloakroom basins

WARRANTY

- When goods carry a 1 year guarantee from date of installation
- NHBC 10 year buildback warranty



Send Sales Pack Download

Booking Arrangements

A booking deposit of £200 is payable to Lagan Homes (Belfast) Ltd in order to reserve a property. (Up until contract acceptance £200 of this 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 become an equal shareholder 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 Lynk Hall Park for all of the purchasers acting together, under the guidance of an experienced managing agent.



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