

26 Lynn Hall Park, Bangor, BT19 1HZ



Asking Price £220,000



KEY FEATURES

- · Beautifully presented three bedroom detached
- Exceptionally well maintained
- Spacious entrance hall with downstairs WC
- Living room
- Contemporary kitchen with excellent range of integrated appliances and breakfast bar dining area
- Utility room
- Sun room with attractive outlook to gardens
- Three good sized bedrooms
- Master bedroom with ensuite shower room
- Family bathroom
- space
- Gas central heating
- Double glazed windows
- Lawn and driveway parking for 2 cars to the front
- Quiet end of cul-de-sac situation
- Early viewing recommended

SUMMARY

We are delighted to welcome to the market this well-appointed three bedroom detached family home situated within a popular Lynn Hall development on Rathgael Road.

The accommodation comprises of a spacious entrance hall, living room, a fully fitted contemporary kitchen with excellent range of integrated appliances, breakfast bar dining area and utility room under the stairs, the kitchen is open to the sun room which has double opening doors to the garden. Upstairs there are three good sized bedrooms, master bedroom with ensuite shower room and a family bathroom. To the rear is a • Large landscaped rear garden laid in lawns with paved patio large landscaped garden laid in lawns with paved patio space for entertaining. To the front is a driveway with space for 2 cars side by side. The property benefits from gas central heating and double glazed windows.

> Situated within close proximity to main arterial routes to Belfast, Newtownards and Holywood, local amenities & public transport links. This property is ideal for first time buyers & families alike for accommodation, location & price.





THE PROPERTY COMPRISES:

GROUND FLOOR

Panelled composite entrance door.

ENTRANCE HALL:

Ceramic tiled floor, cloaks space.

WC:

Low flush WC, wash hand basin, ceramic tiled

LIVING ROOM:

13' 11" x 12' 5" (4.24m x 3.78m)

Into bay.





KITCHEN/DINING:

17' 2" x 12' 3" (5.23m x 3.73m)

Excellent range of high and low level units, stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with under oven and stainless steel extractor hood, integrated dishwasher, integrated fridge freezer, breakfast bar dining, ceramic tiled floor, recessed lighting, open to sun room.





UTILITY ROOM:

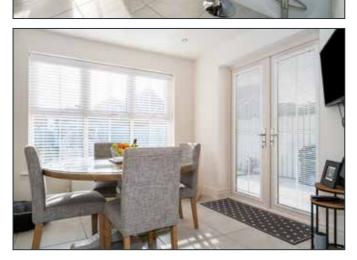
Plumbed for washing machine, ceramic tiled floor.

SUN ROOM:

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

Attractive outlook to gardens, double opening patio doors to rear, ceramic tiled floor, recessed lighting.







FIRST FLOOR

SPACIOUS LANDING:

Storage cupboard, access to fully floored roofspace accessed via Slingsby ladder



BEDROOM (1): 14' 0" x 12' 10" (4.27m x 3.91m)

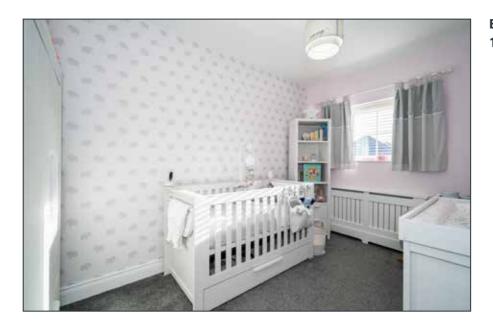
At widest points.



ENSUITE SHOWER ROOM:

Contemporary white suite comprising of low flush WC, wash hand basin, large fully tiled walk in shower with chrome thermostatic fitments, chrome heated towel rail, tiled floor, recessed lighting.





BEDROOM (2): 12' 11" x 8' 3" (3.94m x 2.51m)



BEDROOM (3): 12' 3" x 8' 7" (3.73m x 2.62m)



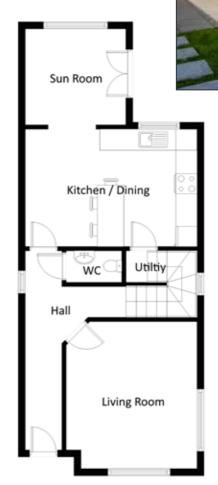
BATHROOM:

Contemporary white suite comprising of low flush WC, wash hand basin, panelled bath with mixer taps and shower fitment, partly tiled walls, chrome heated towel radiator, tiled floor, recessed lighting.





Large garden laid in lawns, patio space, water supply, security lighting, outdoor sockets. Gardens to front laid in lawns, driveway parking for 2 cars. Outdoor sockets.

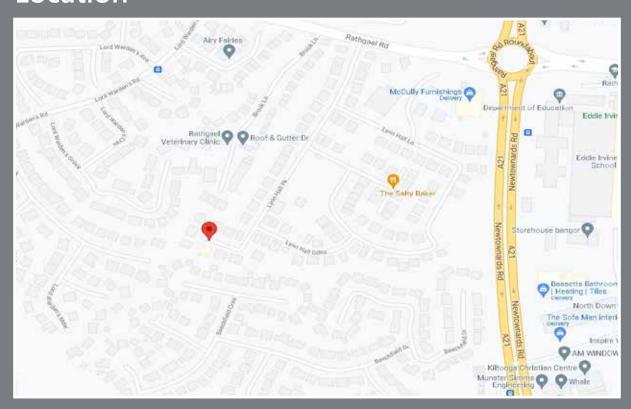


26 Lynn Hall Park, Bangor (Ground Floor)
Plans for illustrative Purposes Only



26 Lynn Hall Park, Bangor (1st Floor)
Plans for illustrative Purposes Only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.

Website

View all our properties on-line or check how your home is selling.
Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



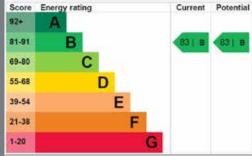


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