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RESIDENTIAL

74 Lynn Hall Place,
Bangor, BT19 1XP



Asking Price £195,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Excellent semi detached property in the popular Lynn Hall development
- Exceptional accommodation and high quality of finish throughout
- Bright and spacious lounge
- Open plan kitchen, living, dining area
- Three well proportioned double bedrooms on the first floor
- Master bedroom with ensuite shower room
- Bathroom with contemporary white suite
- Utility/Pantry cupboard
- Fully floored loft accessed via Slingsby ladder
- Private and landscaped garden in lawn to rear with patio area
- Close to excellent transport networks, Bangor town centre and other amenities



SUMMARY

Located on the outskirts of the town centre, just off the Rathgael Road, Lynn Hall Place has quickly become regarded as one of the best new developments in Bangor. Built by award winning builders Lagan Homes, this well proportioned semi-detached property offers exceptional accommodation throughout as well as an extremely high quality of finish.

Internally the property offers spacious accommodation including bright entrance hallway with cloaks and WC, spacious lounge, open plan kitchen into dining with separate utility area. Kitchen incorporating a number of integrated appliances. On the first floor there are three well proportioned double bedrooms, including master with ensuite shower room and an additional family bathroom with contemporary white suite.

Externally the property boasts an immaculately landscaped private rear garden with ample parking on the driveway.

This deceptively spacious semi-detached home is well presented throughout and should appeal to a variety of purchasers. Ideally located the property offers ease of access to Bangor town centre and coastal amenities, Newtownards and the main road to Hollywood and Belfast. Early viewing is strongly recommended.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

uPVC front floor with entrance porch.



HALLWAY

W.C.

Low flush W.C, pedestal wash hand basin, tiled splashback, extractor fan, ceramic tiled floor.



LOUNGE:

14' 4" x 13' 9" (4.37m x 4.19m)

Feature fire place.

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KITCHEN / DINING:
18' 0" x 11' 9" (5.49m x 3.58m)

Excellent range of high and low level units, 1.5 drainer stainless steel sink unit with mixer taps, 4 ring gas hob and stainless steel extractor hood, recessed lighting, integrated double oven, integrated dishwasher and fridge freezer, ceramic tiled floor, recessed lighting, open to dining space.



FIRST FLOOR

LANDING:

Access to fully floored loft via Slingsby ladder.





MASTER BEDROOM:
10' 10" x 13' 7" (3.3m x 4.14m)
 Wall panelling.



BEDROOM (3):
14' 6" x 7' 2" (4.42m x 2.18m)



ENSUITE SHOWER ROOM:
 Fully tiled shower cubicle with thermostatic shower unit, semi pedestal sink unit with mixer taps and tiled splashback, low flush WC, ceramic tiled floor, heated towel rail, recessed low voltage spotlighting, extractor fan.

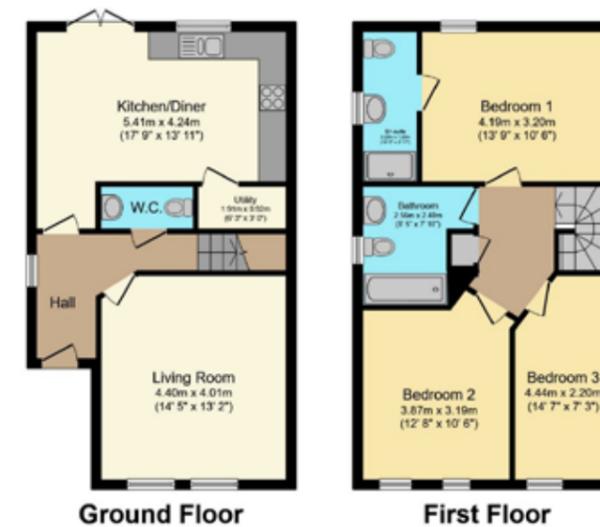


BATHROOM:
 Contemporary suite comprising of panelled bath with mixer taps and telephone hand shower, semi pedestal sink unit with tiled splashback and mixer taps, low flush WC, heated towel rail, partially tiled walls, ceramic tiled floor, recessed low voltage spotlighting, extractor fan.



BEDROOM (2):
12' 7" x 10' 5" (3.84m x 3.18m)

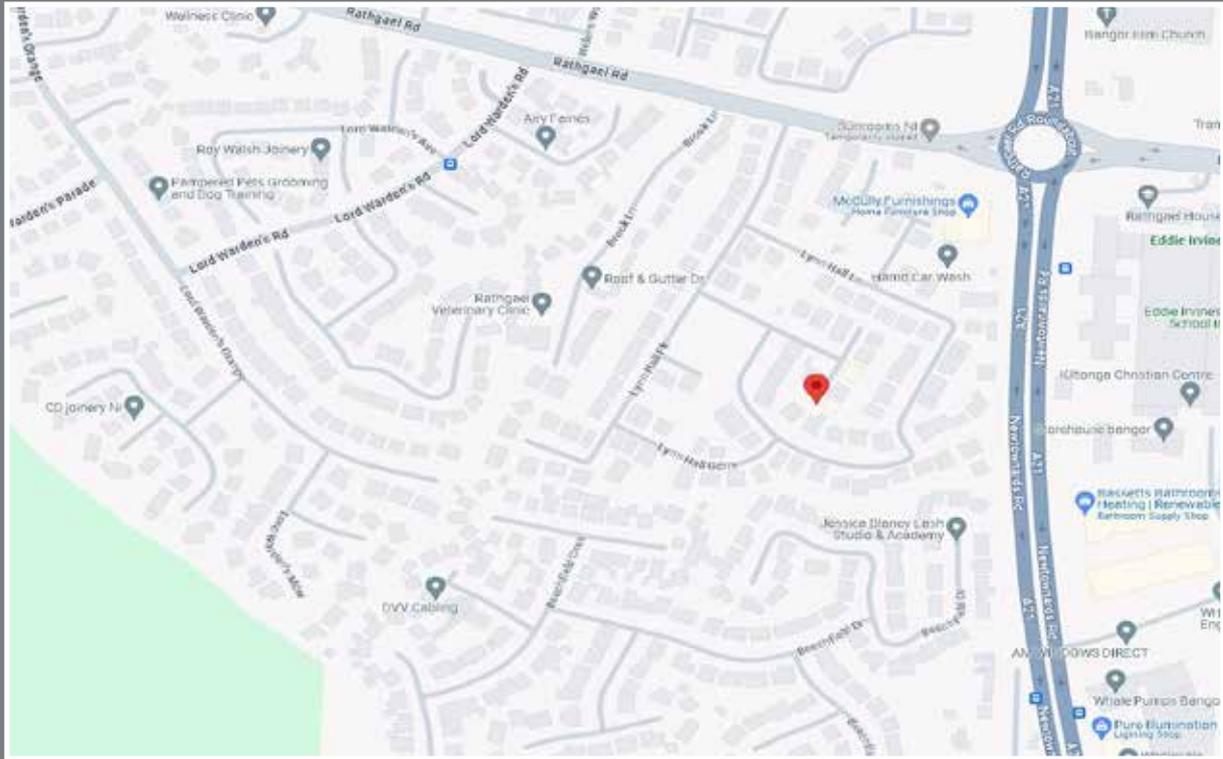
OUTSIDE
 Gardens to front in lawn with footpath to front door and driveway car parking. Landscaped, private, enclosed rear garden with fence boundary in lawns with hedging, patio area and decking for entertaining.



Total floor area 100.4 sq.m. (1,081 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Location



Off Rathgael Road, Bangor.

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**



REF: RM/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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