



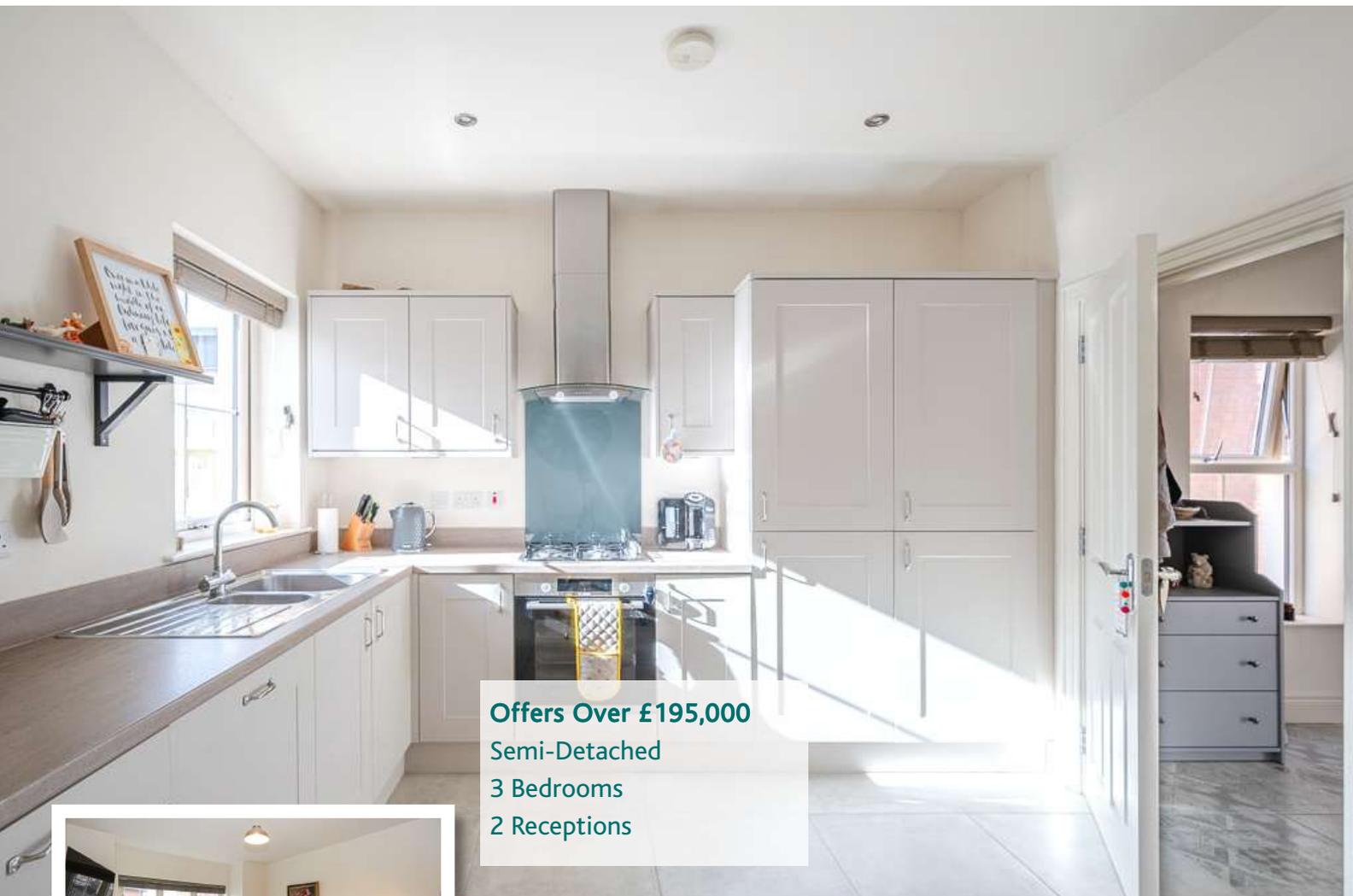
**JOHNMINNIS**

ESTATE AGENTS &  
LETTING SPECIALISTS

**5 LYNN HALL PLACE | Bangor**  
**OFFERS OVER £195,000**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Over £195,000**  
Semi-Detached  
3 Bedrooms  
2 Receptions

## Property Features

- Beautifully Maintained Semi Detached Property
- Three Well Proportioned Bedrooms, Principal with En Suite Shower Room
- Exceptional Presentation Throughout
- Kitchen Opening to Dining Area and Sunroom with Access to Rear Garden
- Spacious Lounge with Outlook to Front
- Fitted Modern Kitchen with Range of Integrated Appliances
- Family Bathroom with Contemporary White Suite
- Roofspace
- Gas Fired Central Heating
- uPVC Double Glazing
- Driveway with Ample Side by Side Parking
- Fully Enclosed Rear Gardens with Southerly Aspect Laid in Paving and Lawns, Ideal for Outdoor Entertaining or Children at Play
- Sought After and Convenient Location
- Within the Catchment Area to a Range of Local Schools
- Ultrafast Broadband Available



# Accommodation

## Ground Floor

- Reception Hall
- Downstairs WC
- Lounge  
15'2" x 11'10"
- Kitchen/Dining  
15'10" x 11'3"
- Garden Room  
10'10" x 10'1"

## First Floor

- Landing
- Bedroom One  
15'2" x 11'10"
- Ensuite Shower Room
- Bedroom Two  
13'8" x 8'1"
- Bedroom Three  
11'3" x 7'9"
- Bathroom

## Outside

- Driveway Parking
- Rear Garden
- Patio Areas
- Space for Garden Shed

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



"Situated in an ideal position within the popular Lynn Hall Development in Bangor, this three bed semi detached home provides a wonderful opportunity for young family, first time buyer or investor to secure a beautiful home with little to do but move in."



# Directions

Turning into Lynn Hall Park off the Rathgael Road take the second road on the left hand side onto Lynn Hall Place and number 5 is located on your right hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>	<b>84</b>	<b>84</b>
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		

## North Down / Holywood Branch

44 High Street, Holywood, BT18 9AD

T 028 9042 8888 F 028 9029 3434

property@johnminnis.co.uk



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 to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS