

## 4 LYNDAL PARK

Bangor BT19 6EE

- Extended Semi
- 4 Bedrooms
- 3 Reception Rooms
- Phoenix Gas Heating System
- uPVC Double Glazing
- Modern White Kitchen
- White Bathroom Suite / Shower Room
- Attached Garage / Utility Room
- Cul De Sac

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	67	73
		EU Directive 2002/91/EC

**Offers Over £250,000**

# 4 Lyndale Park

, Bangor, BT19 6EE



## ACCOMMODATION

uPVC double glazed patio door into ...

## ENTRANCE PORCH

Tiled floor. Half leaded composite door with matching side panels into ...

## ENTRANCE HALL

Solid oak wood floor.

## LOUNGE

14'3" x 13'2" (4.34m x 4.01m)

Laminated wood floor.

## DINING ROOM

10'3" x 8'3" (3.12m x 2.51m)

Laminated wood floor.

## KITCHEN

12'0" x 10'4" (3.66m x 3.15m)

Range of modern white high and low level cupboards and drawers with work surfaces.

Built-in AEG stainless steel 4 ring gas hob and oven under. Stainless steel extractor canopy with integrated fan and light. 11/2 tub ceramic sink unit with mixer taps. Integrated fridge/freezer. Integrated dishwasher. Ceramic tiled floor. 4 Downlights. Concealed lighting.

## FAMILY ROOM

11'0" x 10'8" (3.35m x 3.25m)

Solid oak wood floor. 10 Pane double doors into ...

## SUN ROOM

10'6" x 9'11" (3.20m x 3.02m)

Ceramic tiled floor. Under floor heating. uPVC double glazed French doors to rear.

## STAIRS TO LANDING

Built-in hotpress.

## BEDROOM 1

13'10" x 10'9" (4.22m x 3.28m)

Solid oak wood floor.

## BEDROOM 2

13'4" x 4'4" widening to 8'2" (4.06m x 1.32m widening to 2.49m)

Solid oak wood floor.

## BEDROOM 3

14'0" x 10'1" (4.27m x 3.07m)

Range of built-in wardrobes. Solid oak wood floor.

## BEDROOM 4

10'4" x 8'3" (3.15m x 2.51m)

Solid oak wood floor.

## BATHROOM

White suite comprising: Panelled bath with mixer taps. , thermostatic shower over with Drencher over. Vanity unit with mixer taps. W.C. Pine ceiling.

## SHOWER ROOM

Comprising: Corner shower with electric shower unit. Vanity unit with inset wash hand basin and mixer taps. W.C. PVC ceiling. 6 Downlights. Built-in extractor fan.

## OUTSIDE

## ATTACHED GARAGE

19'0" x 8'2" (5.79m x 2.49m)

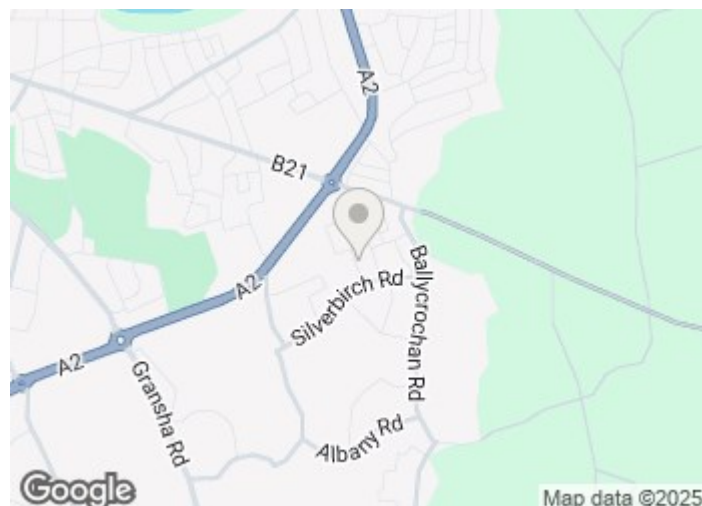
Up and over. Light and power. Plumbed for washing machine.

## FRONT

Brick pavior driveway.

## REAR

Enclosed garden in lawn. Extensive decked patio. Lights. Tap. Outside power.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

