



OFFERS AROUND

£195,000

16 Lineybrook Cottages

Bangor

BT19 7EA



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Sales, Lettings and Property Management

Impressive modern family home, offering flexible living space over three floors with delightfully private rear gardens, in this most sought-after Bangor Development.

The contemporary and redecorated accommodation will be of interest to the growing family looking for flexible living spaces and comprises of four bedrooms with fantastic storage, including three doubles, a master bedroom with en-suite, a

spacious living room, a kitchen with informal dining space, a modern family bathroom, the lower level offers internal access to the integrated garage with electric up and over door, a utility room and bedroom 4 or ideal work from home space with double doors

to access the rear gardens. This "ready to move into" modern home offers extensive living space within walking distance of Ward Park and Bangor's premier shopping destination and will generate considerable interest - Prompt viewing is highly recommended.



PROPERTY FEATURES



- Impressive Modern Family Home
- Flexible Accommodation Over Three Floors
- Four Bedrooms Incl Three Doubles, Master With En-Suite
- Entrance Hall, Utility Room, Internal Access To Garage
- Bedroom 4/Second Reception Or Ideal Work From Home Space
- Spacious Lounge, Modern Fitted Kitchen Dining Area
- PVC Double Glazed Windows, Doors, Fascia, Guttering And Eaves
- Gas Heating, Excellent Energy Rating, Integrated Garage With Electric Door
- Recent Redecoration & New Carpeting Throughout
- Opposite Bloomfields, Walking Distance To Ward Park & Bangor Beyond









THIS PROPERTY COMPRISES

Entrance Hall

17'3" x 6'10"

Hardwood front door with dome fan light window above.

Lower Ground Floor

Service door to garage. Access to rear garden.

Downstairs WC

White suite comprising of pedestal wash hand basin with mixer taps, low flush wc.

Bedroom 4

12'0 x 9'9"

Rear view aspect.

Utility Room

Space for washing machine and tumble dryer. Gas boiler, hardwood door leading to rear garden.

Garage

20'0" x 11'7"

Roller shutter door. Light and power.

First Floor Landing

Double doors opening into:

Kitchen/Dining

Excellent range of high and low level units with wood effect laminate worktop, 1 1/2 bowl stainless steel sink with drainer and mixer tap, electric hob with stainless steel extractor above, integrated double oven,

integrated dishwasher. Partly tiled walls, wood laminate floor, recessed spotlights.

Living Room

17'1" x 12'0"

Open fire with cast iron inset. wood surround and slate tiled hearth, front view aspect.

Second Floor Landing

Stairs leading to:

Family Bathroom

9'1" x 6'9"

White suite comprising of pedestal wash hand basin with mixer taps, panelled bath with mixer taps, low flush WC, extractor fan.

Bedroom 1

16'10" x 12'0"

Raised storage cupboard over staircase. Access to roofspace.

Ensuite

7'1" x 4'6"

White suite comprising of fully tiled shower cubicle, pedestal wash hand basin with mixer taps, low flush WC, extractor fan.

Bedroom 2

9'10" x 8'6"

Rear view aspect.

Bedroom 3

9'2" x 10'4"

Rear view aspect.

Outside Front

Tarmac driveway, steps leading up to front door, outside light.

Outside Rear

Fully enclosed rear garden laid in lawn and patio area.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold.

Yearly Service Charge - £212.69

Rates - Understood to be approximately £1263 per annum

Directions

At Bloomfield Road roundabout, take turn for South Circular Road (A2), take sight left onto Lineybrook Court, continue straight then turn left onto Lineybrook Cottages. Property will be on the right hand side.

FLOOR PLANS

16 Lineybrook Cottages, Bangor



Ground Floor

16 Lineybrook Cottages, Bangor



First Floor

16 Lineybrook Cottages, Bangor



Second Floor

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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