

For Sale

SimonBrien

Offers Over: £229,950



57 Lynn Hall Park,
Bangor,
BT19 1HZ

simonbrien.com



KEY FEATURES

- Beautifully presented three bedroom semi detached property
- Exceptionally well maintained
- Spacious living room
- Fitted kitchen with integrated appliances and casual dining space
- Utility cupboard and downstairs WC
- Three good sized bedrooms
- Principal bedroom with en suite shower room
- Bathroom on first floor
- Gas fired central heating
- Double glazed windows
- Driveway parking
- Large enclosed private garden to the rear
- Convenient location close to Bangor town centre and the A2 for commuting

DESCRIPTION

57 Lynn Hall Park is three bedroom semi-detached home situated within the popular Lynn Hall development on the Rathgael Road in Bangor.

The accommodation comprises of an entrance hall, a spacious living room, fitted kitchen with casual dining space, utility cupboard and WC. On the first floor there are three good sized bedrooms (principal bedroom with ensuite shower room) and an additional family bathroom. Externally there is a private, landscaped garden laid in lawns with paved patio space to the rear. To the front is a driveway with space for multiple cars. 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

Composite entrance door.

ENTRANCE HALL:

Tiled floor.

LIVING ROOM:

15' 10" x 13' 5" (4.83m x 4.09m)

Wood laminate floor.



WC:

Low flush WC, pedestal wash hand basin, tiled floor, recessed lighting.

UTILITY ROOM:

5' 8" x 4' 0" (1.73m x 1.22m)

Plumbed for washing machine, tiled floor.



KITCHEN/DINING:**17' 2" x 12' 7" (5.23m x 3.84m) At widest points.**

High and low level fitted units, stainless steel single drainer sink unit with mixer taps, 4 ring induction hob and stainless steel extractor hood, integrated oven, integrated fridge freezer, integrated dishwasher, gas boiler, dining space for 4-6 people, tiled floor, recessed lighting, double opening doors to rear patio and gardens.

**FIRST FLOOR****LANDING:**

Access to roofspace. Linen cupboard with shelving.

BEDROOM (1):**13' 6" x 10' 10" (4.11m x 3.3m)**

Large storage cupboard.

**ENSUITE SHOWER ROOM:**

Low flush WC, pedestal wash hand basin, tiled shower enclosure, chrome towel radiator, tiled floor, recessed lighting.

BEDROOM (2):
11' 6" x 10' 1" (3.51m x 3.07m)



BEDROOM (3):
10' 1" x 6' 10" (3.07m x 2.08m)
Large shelved storage cupboard.



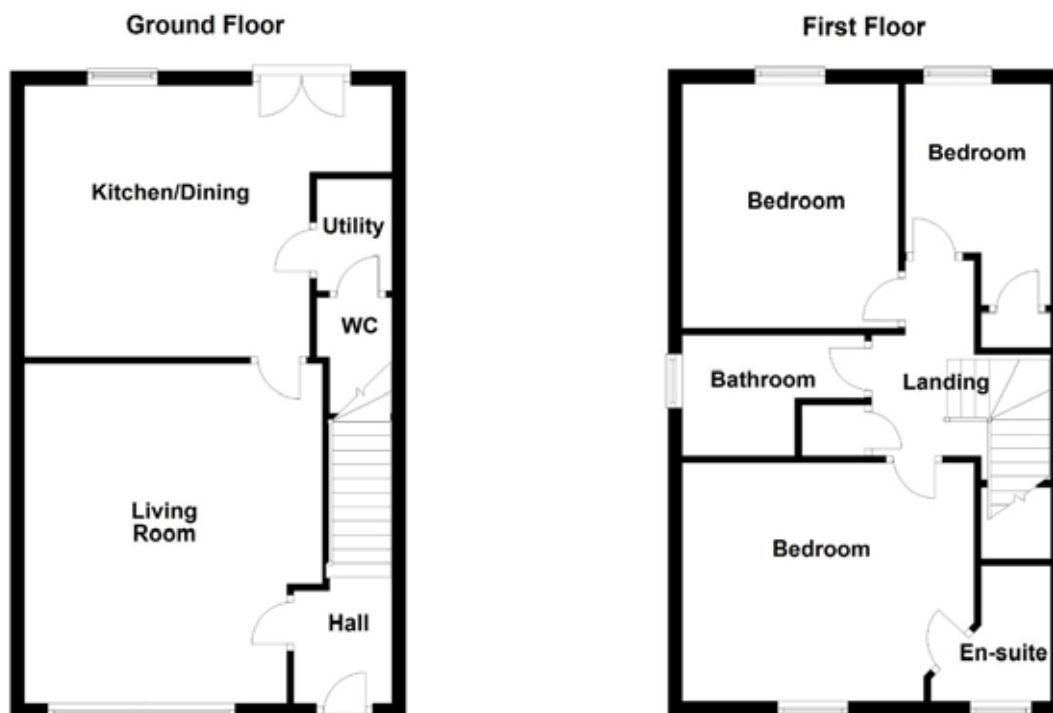
BATHROOM:
Low flush WC, wash hand basin, panelled bath with mixer taps and shower fitment, tiled floor, chrome towel radiator, recessed lighting.



OUTSIDE

Paved patio area, garden laid in lawns, private aspect, water supply.





VALUER

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