

**RODGERS
&
BROWNE**

16 Lynne Avenue
Bangor, BT19 1NZ

offers around £369,950



The Owner's Perspective...

"We were instantly drawn to the property because of its fantastic Bangor West location and the sheer amount of space and privacy it offers. Living at the end of the cul-de-sac means there is zero passing traffic, making the house and the mature gardens a wonderfully quiet place to unwind. From the sun-filled conservatory to the seamless flow of the open-plan kitchen and dining area, every corner of this house has been designed for easy living. It's been a cherished home, and the immediate access to spectacular coastal walks has been the ultimate bonus."



76 High Street, Hollywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Living room



Family room leading to conservatory



The facts you need to know...

Situated at the end of a quiet cul-de-sac in the highly desirable Rathmore area of Bangor West

Versatile accommodation currently configured as three bedrooms and three reception rooms

Modern fitted kitchen open to the dining area with doors providing direct access to the rear garden

Contemporary ground-floor bathroom with separate shower cubicle and first-floor shower room

PVC double glazed conservatory

Private level site with attractive mature gardens and easily maintained paved patio area to rear with separate enclosed and well maintained dog run to the side

Gas fired central heating

Double glazed windows and doors

Excellent proximity to local primary schools and Springhill retail park with GP and dental facilities

Ideally located close to main arterial routes and public transport linking Bangor with Belfast, Newtownards, and beyond

Situated nearby, the spectacular North Down Coastal Path provides miles of beautiful shoreline trails, scenic picnic spots, and direct access to local beaches for swimming

Double garage with electric door



Kitchen open to dining room



Dining area



Bedroom 1

The property comprises...

GROUND FLOOR

Composite front door with glazed panel to:

ENTRANCE HALL

Laminate flooring. Cloaks and storage cupboard. Stairs to first floor.

LIVING ROOM

17' 9" x 11' 11" (5.41m x 3.63m) (extending to 15'8")
Outlook to front and side. Stone fireplace with wood burning stove and slate hearth. Laminate flooring.

KITCHEN OPEN TO DINING AREA

23' 3" x 9' 3" (7.09m x 2.82m)
Extensive range of high and low level shaker style units and wood effect worktops with tile effect splashback and under unit lighting. One and a half bowl single drainer stainless steel sink unit with mixer tap. Dual fuel Smeg range cooker with five ring gas hob, glass and stainless steel extractor fan above. Integrated dishwasher. Tiled floor, recessed lighting. Double glazed double doors to outside.

BEDROOM (1)

13' 8" x 11' 6" (4.17m x 3.51m)
Outlook to front.

FAMILY ROOM/ DOWNSTAIRS BEDROOM

8' 9" x 12' 9" (2.67m x 3.89m)
Outlook to rear. Laminate flooring. Sliding double glazed doors to:

PVC DOUBLE GLAZED CONSERVATORY

10' 5" x 9' 4" (3.18m x 2.84m)
Tiled floor, double glazed door to outside.

BATHROOM

11' 10" x 7' 9" (3.61m x 2.36m)
Four piece suite comprising double ended bath with free standing tap, double shower cubicle with thermostatically controlled shower and over drencher with handheld shower attachment, low flush wc, vanity basin with mixer tap and tiled splashback, part tiled walls, tiled floor, heated towel radiator, large airing cupboard with shelving, recessed lighting and extractor fan.



Bedroom two

FIRST FLOOR

LANDING

Laminate flooring. Velux window.

BEDROOM (2)

13' 10" x 11' 3" (4.22m x 3.43m) (including wardrobe)
Built-in wardrobe with sliding doors, eaves storage access, laminate flooring.

BEDROOM (3)

10' 9" x 8' 8" (3.28m x 2.64m)
Laminate flooring.

SHOWER ROOM

Three piece white suite comprising fully tiled shower cubicle with Mira shower unit, low flush wc, pedestal wash hand basin, tiled walls, tiled floor, Velux window.

Outside

ATTACHED MATCHING DOUBLE GARAGE

21' 3" x 15' 9" (6.48m x 4.8m)
Electric up and over insulated and fireproof door. Worcester gas boiler. Plumbed for washing machine. Space for tumble dryer.

Tarmac driveway with parking and access to double garage and gate to enclosed rear garden.

Private hedge enclosed front garden laid in lawn with flowerbeds and mature shrubs.

Fence and hedge enclosed rear garden with lawn, paved patio area, and raised flowerbeds. Enclosed paved dog run.



Shower room



Bedroom three



Bathroom



Paved patio

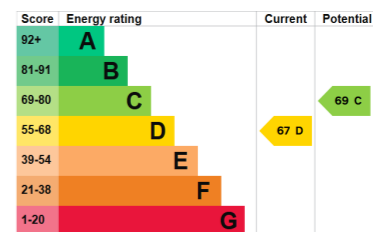
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			•
Is there an annual service charge?			•
Any lease restrictions (no AirBnB etc) ?		•	
On site parking?	•		
Is the property 'listed'?		•	
Is it in a conservation area?		•	
Is there a Tree Preservation Order?		•	
Have there been any structural alterations?		•	
Has an EWS1 Form been completed?			•
Are there any existing planning applications?		•	
Is the property of standard construction?	•		
Is the property timber framed?		•	
Is the property connected to mains drains?	•		
Are contributions required towards maintenance?			•
Any flooding issues?		•	
Any mining or quarrying nearby?		•	
Any restrictive covenants in Title?		•	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	YES	
Mains gas	YES	
LPG	N/A	
Mains water	YES	
Cable TV or satellite	VARIETY OF SUPPLIERS	
Telephone	SEE WWW.OFCOM.GOV.UK	
Broadband and speed	SEE WWW.OFCOM.GOV.UK	

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold, ground rent £45 per annum

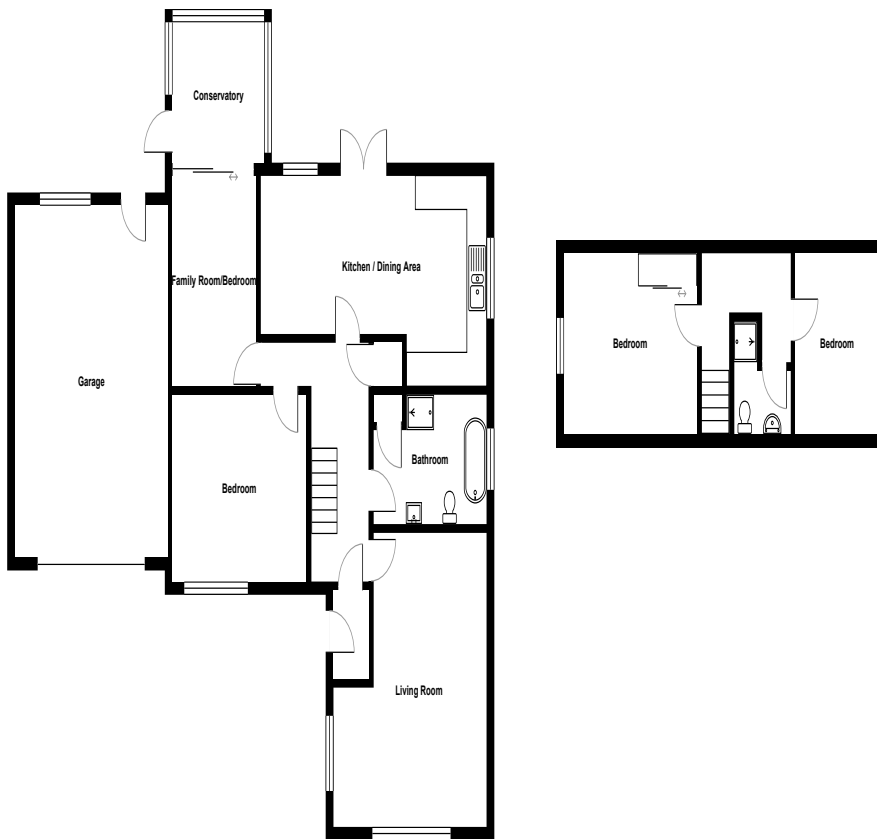
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026/2027 £1,899.00

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Turning from Belfast Road onto Rathmore Road, take the first left onto Lynne Road and then the second right onto Lynne Avenue. Number 16 is at the end of the cul de sac on the right hand side.



Total Area: 162.4 m² ... 1748 ft²
All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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