



Located within the highly regarded area of Bangor West, this wonderful, modern new build detached, chalet bungalow offers the homeowner a perfect blend of comfort and luxury within a convenient location.

The enhanced turnkey specification includes underfloor heating with LVT flooring to the ground floor, a Sentinel ventilation system, photovoltaic panels (produce electricity) plus a shaker style kitchen with range of appliances, and composite front door with uPVC frame double glazed windows.

A desirable and convenient location, the property is within close proximity to a range of amenities and distractions including Bangor town centre, Springhill shopping facilities, array of cafes and restaurants, local churches plus several local primary and secondary schools. For the sporting enthusiast, leading Golf and Yacht Clubs are all nearby along with the scenic coastal and woodland walks. Also deal for commuters, the main arterial routes to Belfast are close to hand.

Offers Around
£365,000

35a Lynne Crescent,
BANGOR,
BT19 1PA

Viewing by
appointment
through agent
028 9042 4747



Arranged over two floors, the bright and well-proportioned accommodation is complimented by a unique layout that could be adapted to suit the occupier's requirements. The design comprises hallway, living room, an impressive open plan kitchen, dining, living overlooking, and with direct access to the rear garden. Further investigation reveals cloaks WC, utility plus three bedrooms - one on the ground floor, two on the first floor - all with ensuite. Externally, the property is enveloped by landscaped gardens. A spacious tarmac driveway leads to a large detached garage.

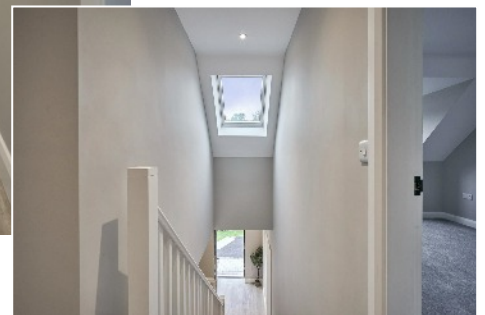
- New build detached chalet bungalow located within highly regarded area of Bangor West
- Perfect blend of comfort, luxury & convenience
- Layout arranged over 2 floors
- Hallway
- Living Room
- Open plan Kitchen/Dining/Living
- (Fitted kitchen including range of appliances - Overlooking & with direct access to rear garden)
- Utility
- Downstairs WC
- Three Double Bedrooms (One on ground level and two on first floor)
- All 3 bedrooms include ensuite
- Gas fired central heating
- Composite double glazed front door
- uPVC frame double glazed windows
- LVT Flooring throughout ground floor
- Sentinel Ventilation System
- Photovoltaic panels (produce electricity)
- Tarmac driveway offering ample parking
- Detached garage (measuring 8.1 X 4.7m) with electric roller door
- Enveloped by landscaped gardens to front, side & rear
- Sought after & highly convenient residential location
- Ideal for a range of prospective purchaser – from professionals to families to downsizers alike

The Property Comprises:

Ground Floor

uPVC double glazed composite front door.

HALLWAY:



CLOAKROOM / WC: Low flush wc, wall mounted wash hand basin with mixer tap.

LOUNGE: 13' 9" x 10' 2" (4.2m x 3.1m)



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KITCHEN/DINING/LIVING: 21' 8" x 13' 1" (6.6m x 4m) Bespoke modern kitchen with excellent range of high level and low level units, range of built-in appliances to include electric oven, 4 ring ceramic hob, extractor fan, built in dishwasher and fridge freezer, LVT flooring, uPVC double glazed sliding door to exterior



UTILITY ROOM:

11' 10" x 5' 7" (3.6m x 1.7m)

Range built in units, stainless steel sink with mixer tap and drainer, laminate worktops, washing machine, tumble dryer, Navien gas fired boiler, uPVC double glazed door to exterior



BEDROOM (1): 11' 10" x 9' 10" (3.6m x 3m)

ENSUITE SHOWER ROOM: Fully tiled built in shower cubicle with mains shower unit, wash hand basin with mixer tap and low level cupboard, low flush WC, ceramic tiled flooring and skirting board, extractor fan, window.

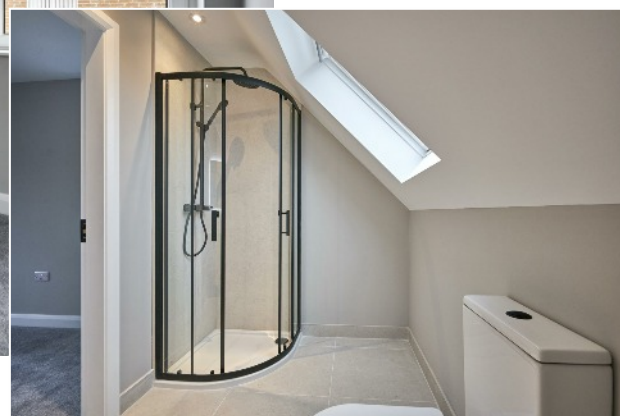


First Floor

LANDING:

BEDROOM (2): 14' 1" x 12' 2" (4.3m x 3.7m) Built-in robe.

ENSUITE SHOWER ROOM: Fully tiled built in shower cubicle with mains shower unit, wash hand basin with mixer tap and low level cupboard, low flush WC, ceramic tiled flooring and skirting board, extractor fan, window.



BEDROOM (3): 12' 6" x 9' 10" (3.8m x 3m) Built-in/walk-in cupboard.

ENSUITE SHOWER ROOM: Fully tiled built in shower cubicle with mains shower unit, wash hand basin with mixer tap and low level cupboard, low flush WC, ceramic tiled flooring and skirting board, extractor fan, velux window.



Outside

Tarmac driveway offering ample parking.

DETACHED GARAGE: 8.1m x 4.7m, Electric roller door, Light and power, uPVC double glazed side door and window.

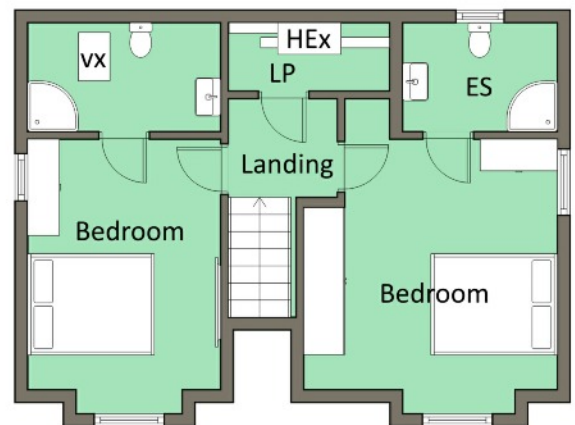
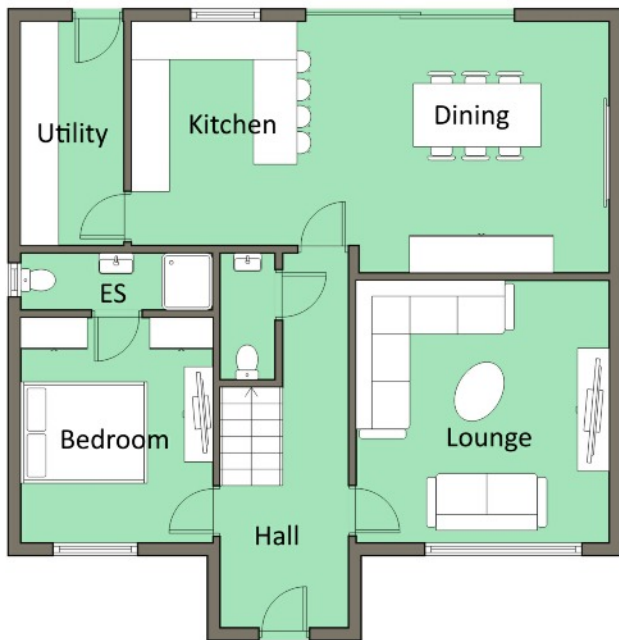




Location:

Travelling out of Bangor along the Crawfordsburn Road, turn left onto Rathmore Road. Take the eighth right onto Lynne Road then first left onto Lynne Avenue. Lynne Crescent is the next right; Number 35a is positioned within the cul-de-sac.

Telephone 028 9042 4747
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 Lisburn Road - 028 90 66 3030
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