



Located in the ever-popular Lyndhurst Avenue, this attractive extended semi-detached property offers spacious and flexible accommodation ideal for families, first-time buyers, or those seeking a comfortable home in a convenient residential setting.

The property is well presented throughout and benefits from a thoughtfully designed rear extension, providing additional dining space that enhances everyday family life. The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, and an open, extended kitchen/dining area that serves as the heart of the home—perfect for both entertaining and modern living.

Externally, the home benefits from gardens to the front and rear, with the rear garden offering complete privacy which an excellent outdoor space for relaxation or entertaining. Lyndhurst Avenue is conveniently located close to local schools - pathway to Rathmore literally across the road, shops, transport links -Bangor West railway halt is approx 6 mins walk, and Bangor town centre, making this an excellent opportunity for those seeking a home that combines space, comfort, and location.

Early viewing is highly recommended to fully appreciate all that this extended family home has to offer.

**Offers Over
£249,950**

46 Lyndhurst Avenue,
Bangor,
BT19 1AY

Viewing by
appointment
through agent
028 9042 4747





- Extended Semi Detached Villa
- Well Presented Throughout
- Through Lounge with Study Area
- Solid Oak Kitchen open plan to Dining Area
- Three Well Proportioned Bedrooms
- White Bathroom Suite
- Double Glazed Windows / Oil Fired Central Heating
- Attached Garage with Utility Area
- Additional Driveway Parking
- Front & Fully Enclosed Level Rear Garden offering complete Privacy
- Popular & Sought After Bangor West Location

The Property Comprises:

Ground Floor

uPVC double glazed front door to . . .

ENTRANCE HALL: Ceramic tiled wood effect flooring.

THROUGH LOUNGE WITH STUDY AREA: 25' 0" x 11' 0" (7.62m x 3.35m) Ceramic tiled wood effect flooring, hole in the wall fireplace with sleeper mantle, exposed brick inset and cast iron Heta wood burning stove.



KITCHEN: 10' 10" x 8' 0" (3.3m x 2.44m) Oak kitchen with excellent range of high and low level units, quartz work surfaces, Belfast sink unit with mixer tap, Beko integrated dishwasher, Belling induction hob, Beko oven, stainless steel extractor fan and canopy, space for fridge, ceramic tiled wood effect flooring, LED lighting.



Open plan to . . .

DINING ROOM: 12' 0" x 8' 0" (3.66m x 2.44m) Ceramic tiled wood effect flooring, sliding doors to patio/garden.



First Floor

LANDING: Access to roofspace with light via Slingsby type ladder.

BEDROOM (1): 14' 0" x 9' 0" (4.27m x 2.74m)



BEDROOM (2): 11' 0" x 9' 0" (3.35m x 2.74m)



BEDROOM (3): 9' 10" x 7' 10" (3m x 2.39m) Built-in wardrobe.



BATHROOM: White suite comprising panelled bath with mixer tap, Mira power shower unit, shower screen, low flush wc, pedestal wash hand basin, heated towel rail, fully tiled walls, hotpress with copper cylinder and built-in shelving.



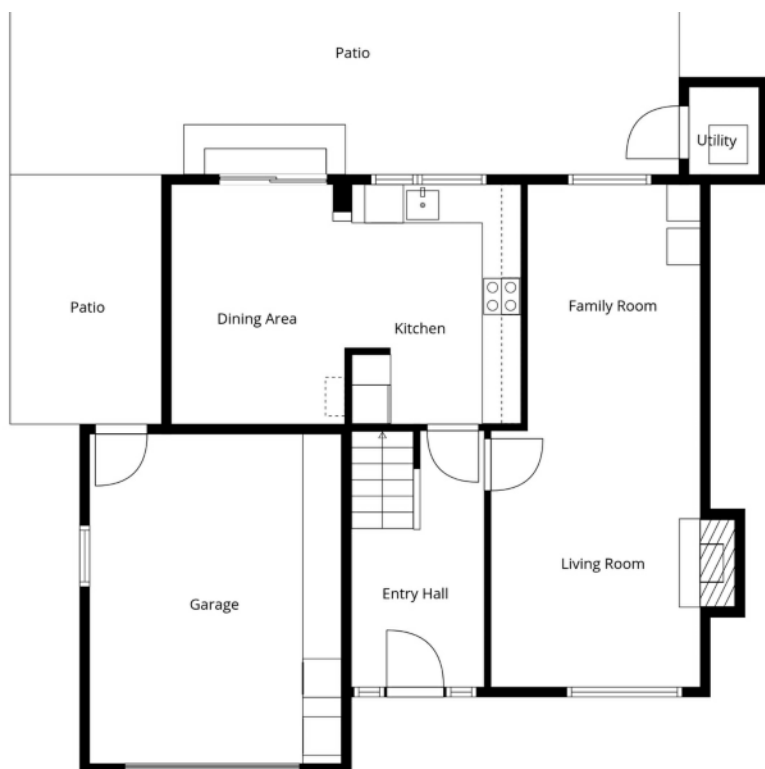
Outside

Front garden laid in lawn. Brick paved driveway leading to additional driveway with parking for two cars.

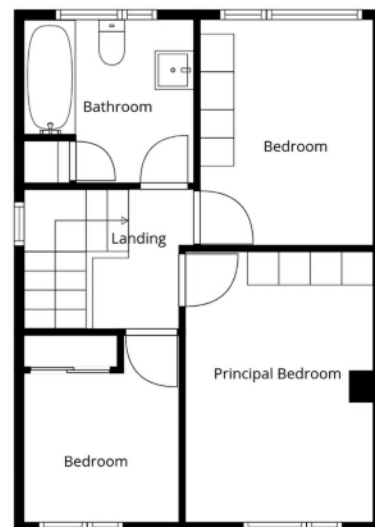
ATTACHED GARAGE 17' 0" x 12' 0" (5.18m x 3.66m) Up and over door, light and power, plumbed for washing machine and space for tumble dryer.

Paved rear patio area leading to fully enclosed and private rear garden laid in lawn. Boiler house with Worcester oil fired boiler, outside tap.





1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From mini roundabout at junction with Crawfordsburn Road turn right into Springhill Road and 1st right into Innisfayle Drive. Take left into Rutherglen Park and left again into Lyndhurst Avenue.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.