

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

88 Main Street, Bangor, County Down,
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



9 LYNN HALL GROVE, BANGOR, BT19 1LT

OFFERS OVER £215,000

If you thought you have everything you wanted, we suggest a viewing of this immaculate semi detached property might just change your mind, as perfection has obviously been the present owners' focus when it came to presenting their home. The overall impression is one of ultimate comfort and modern day convenience that comfortably blends with the subtle choice of decor. The location, which was developed in the last few years, has matured relatively quickly to provide a residential location that combines a sought after quality of lifestyle with the all important convenience of ease of access to the most popular arterial routes for those on the daily commute to North Down's major towns and Belfast.

We feel strongly you'd be doing yourself an injustice if you didn't at least come and look at what's on offer, but be warned, if you do, you'll undoubtedly want what you see.



Key Features

- Well Presented Throughout
- Spacious Lounge
- uPVC Double Glazing
- White Bathroom Suite
- Handy Location
- 3 Bedrooms (Ensuite)
- Phoenix Gas Heating System
- Modern Kitchen
- Handy Downstairs Wash Room



ACCOMMODATION

Entrance door into...

ENTRANCE HALL

Laminated wood floor.

LOUNGE

16'5" x 11'4"

4 pane double doors into...

KITCHEN

12'4" x 11'4"

Range of modern high and low level cupboards and drawers with quarts work surfaces. Built in stainless steel 4 ring hob and oven under. Extractor canopy with integrated fan and light. Integrated Fridge/freezer and dishwasher. Single drainer stainless steel sink unit with mixer tap. Ceramic tiled floor.

WASH ROOM

Pedestal wash hand basin. W.C. Plumbed for washing machine. Ceramic tiled floor.

STAIRS TO LANDING

BEDROOM 1

11'4" x 9'8"

ENSUITE

Tiled shower cubicle with thermostatic shower over. Pedestal wash hand basin with splash back. W.C. Built in extractor fan. Ceramic tiled floor. 3 down lights.

BEDROOM 2

12'3" x 7'10"

BEDROOM 3

8'9"x 6'10"

Built in wardrobe.

BATHROOM

White suite comprising panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin with mixer tap. W.C. Part tiled walls. Ceramic tiled floor. Built in extractor fan. 3 down lights.

OUTSIDE

FRONT

Garden in lawn. Light.

REAR

Enclosed garden in lawn. Paved patio. Decked patio. Light. Tap.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185
BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark