

ULSTER PROPERTY SALES

UPS

RENTALS - BANGOR

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 LYNNE ROAD, BANGOR,
DOWN, BT19 1NT**

£1,100 PER MONTH

Located on Lynne Road, a highly sought-after residential area, the property is conveniently close to local amenities, schools, and major transport routes, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a bright hallway that leads to a spacious living room. The fitted kitchen seamlessly opens into a dining area. The property boasts four well-proportioned bedrooms, including a convenient downstairs bedroom with an adjoining shower wet room, ideal for guests or those seeking single-level living. Upstairs, you will find three additional bedrooms, one featuring built-in storage, along with a family bathroom that caters to the needs of the household.

The home is equipped with gas-fired central heating and double-glazed windows. Externally, the property offers a detached garage and an enclosed rear garden. The front of the property features a tarmac driveway with space for multiple vehicles, enhancing convenience for residents and visitors alike.

This charming bungalow is sure to attract a diverse range of potential clients, from downsizers seeking a manageable home to young families looking for a welcoming environment. With its appealing features and prime location, this property is not to be missed.



Key Features

- Semi Detached Chalet Bungalow In Highly Sought After Residential Area
- Spacious Living Room With Feature Electric Fireplace
- Gas Fired Central Heating And Double Glazed Windows
- Attracts A Wide Variety Of Potential Clients From Downsizers, To Families To Working Professionals Alike
- Fitted Kitchen With Range Of Appliances, Through To Dining Room
- Four Bedrooms, One With Built In Storage And One Downstairs With Adjoining Wet Room And Upstairs Family Bathroom
- Detached Garage, Enclosed Rear Garden And To The Front Tarmac Driveway With Space For Multiple Vehicles
- Early Viewing Recommended



Accommodation Comprises

Hall

Wood laminate flooring, storage space under the stairs.

Living Room

14'1" x 13'1"

Wood laminate floor, electric fire place with tiled hearth, surround and wooden mantle.

Kitchen

11'10" x 10'4"

Fitted kitchen with range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, washing machine, dish washer, under counter fridge, four ring electric hob, integrated oven and grill, integrated extractor fan, partially tiled walls, open through into the dining area, back door onto driveway.

Dining Room

14'11" x 8'3"

Wood laminate flooring, space for dining, double doors through to the living room.

Bedroom 1

11'0" x 16'7"

Double bedroom, wood laminate flooring, sliding patio doors onto enclosed rear garden.

Wet Room

White suite comprising, walk in, wall mounted overhead shower, pedestal wash hand basin with mixer tap, low flush w/c, partially tiled walls and extractor fan.

First Floor

Landing

Built in storage with gas fired boiler.

Bedroom 2

11'11" x 9'4"

Double bedroom, built in sliding wardrobes, wood laminate flooring.

Bedroom 3

8'3" x 10'4"

Double bedroom with wood laminate flooring.

Bedroom 4

6'9" x 10'4"

Bathroom

Pink suite with tiled bath with mixer tap and shower attachment, low flush w/c, pedestal wash hand basin with mixer tap, tiled walls.

Garage

Roller door, power and light.

Outside

Front - Tarmac driveway with space for multiple vehicles, area in lawn, beds with mature shrubs and hedging, paved walkway to front door.

Rear - Fully enclosed, fully paved, outside tap and light, raised beds with shrubs and hedging, side gate for bin access.







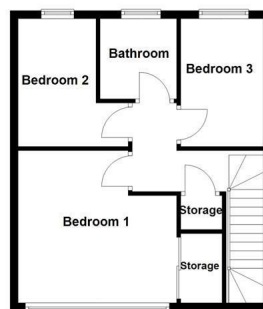




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 9070 1000.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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