

## 70 LYNN HALL PLACE

Bangor BT19 1XP

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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		

Offers Over £220,000

# 70 Lynn Hall Place , Bangor, BT19 1XP



## ACCOMMODATION

### WASH ROOM

Comprising: Pedestal wash hand basin with mixer taps and splash back. W.C. Ceramic tiled floor. Built-in extractor fan.

### LOUNGE

13'5" x 11'6" (4.09m x 3.51m)

### KITCHEN

15'11" x 13'9" into door recess (4.85m x 4.19m into door recess)

Range of two tone grey high and low level cupboards and drawers with square edged work surfaces. Built-in stainless steel Beko 4 ring gas hob and electric oven under. Extractor canopy with integrated fan and light. Integrated fridge/freezer. Plumbed for washing machine. 4 Downlights. Ceramic tiled floor. uPVC double glazed French doors to rear.

### STAIRS TO LANDING

Built-in storage cupboard.

### BEDROOM 1

11'7" x 10'5" (3.53m x 3.18m)

### ENSUITE

Comprising: Tiled shower cubicle with thermostatic shower over. Wash hand basin with mixer taps. W.C. Ceramic tiled floor. Built-in extractor fan. 3 Downlights.

### BEDROOM 2

11'7" x 8'5" (3.53m x 2.57m)

### BEDROOM 3

10'7" x 7'1" (3.23m x 2.16m)

### BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Wash hand basin with mixer tap. W.C. Chrome heated towel

rail. 3 Downlights. Ceramic tiled floor.

Built-in extractor fan.

### ROOFSPACE

Folding ladder. Floored and light.

### OUTSIDE

#### FRONT

Tarmac driveway.

#### REAR

Enclosed garden. Decked patio. Light and tap.

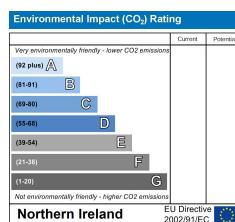
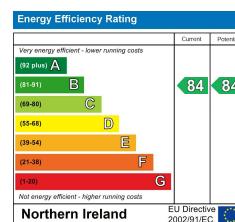


## Directions



## Floor Plan

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