

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



70 LYNN HALL PLACE, BANGOR, BT19 1XP

OFFERS OVER £220,000

This attractive modern semi-detached villa is situated just off the Rathgael Road, offering excellent convenience to a wide range of local amenities. Well presented throughout, the property is relatively new and provides comfortable, contemporary accommodation ideal for today's lifestyle.

The accommodation comprises a bright lounge, modern fitted kitchen, and downstairs WC. On the first floor there are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, along with a modern family bathroom.

Ideal for a first-time buyer or young family, this home combines modern living with a practical layout in a popular and accessible location.

Early viewing is highly recommended.



Key Features

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



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"

KITCHEN

15'11" x 13'9" 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"

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"

BEDROOM 3

10'7" x 7'1"

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.











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	

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.

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