



ULSTER PROPERTY SALES

# UPS

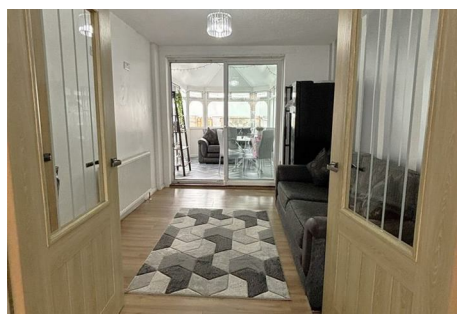
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 10 Lyndhurst Way , Belfast, BT13 3PD

**Offers Around £189,950**

Impressive Modernised And Extensively Refurbished Semi Detached Villa In Quiet Cul De Sac Location.

Holding a quiet cul de sac position with open aspect to rear this magnificent semi detached villa has been maintained and modernised to a high standard over the years. The richly interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen incorporating built-in double oven and 4 ring gas hob and recently installed fully tiled deluxe white bathroom suite. The dwelling further offers spacious sunroom, recently installed gas central heating, uPvc double glazed windows, pvc fascia and eaves with matching rainwater goods, built-in mirror slide robes, extensive use of wood laminate and ceramic floor coverings. A detached garage and extensive hard landscaped gardens in brick paver driveway and patio areas combines with this sought after cul de sac location to make this a home worthy of your immediate inspection.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

# 10 Lyndhurst Way

, Belfast, BT13 3PD



- Superb Semi Detached Villa
- Recently Installed Deluxe Bathroom Suite
- Recent Gas Central Heating
- Hard Landscaped Gardens
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Detached Garage
- Modern Fitted Kitchen
- Upvc Double Glazed Sunroom
- Driveway Parking

## Entrance Hall

Upvc double glazed entrance door, double panelled radiator, recessed lighting, ceramic tiled floor, understairs storage.

## Lounge

14'4" x 11'0" (4.38 x 3.36)

Into bay, double panelled radiator, wood laminate floor.

Double Dividing Doors

## Dining Room

12'4" x 9'8" (3.78 x 2.97)

Wood lamiante floor, double panelled radiator, uPvc double glazed patio doors to:

## Sunroom

10'5" x 8'0" (3.19 x 2.46)

Upvc double glazed windows, Lvf flooring, uPvc double glazed patio doors.

## Kitchen

11'1" x 7'9" (3.39 x 2.38)

Bowl and a half composite sink unit, extensive range of high and low level units, formica worktops, built-in double oven and ceramic hob, stainless steel splashback, fridge/freezer space, plumbed for washing machine, recessed lighting, ceramic tiled floor, panelled radiator.

## First Floor

Landing, Led lighting, floored roof space via slingsby ladder.

## Bathroom

Deluxe fully tiled white suite comprising, panelled bath, shower screen, thermostatically controlled shower drench shower, vanity unit, low flush wc, pvc panelled wall, tiled walls, tongue and groove ceiling, recessed lighting, extractor fan, panelled radiator.

## Bedroom

12'1" x 9'9" (3.69 x 2.99)

Panelled radiator, wood laminate floor.

## Bedroom

13'0" x 7'10" (3.97 x 2.39)

Extensive range of built-in mirrored slide robes, panelled radiator, wood laminate floor.

## Bedroom

9'2" x 7'8" (2.81 x 2.36)

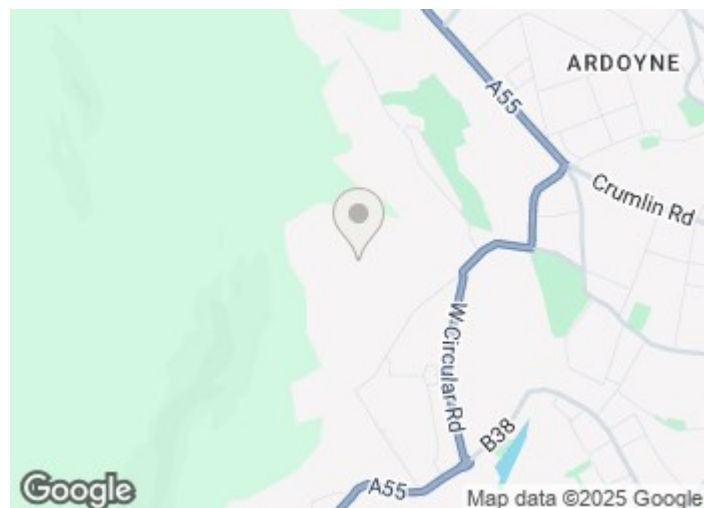
Built-in slide robes, wood laminate floor, paneleld radiator.

## Detached Garage

Roller shutter door, plumbed washing machine, feature window.

## Outside

Landscaped front garden in stone chip, brick paver driveway, brick paved patio areas and stone chip.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

