



ULSTER PROPERTY SALES

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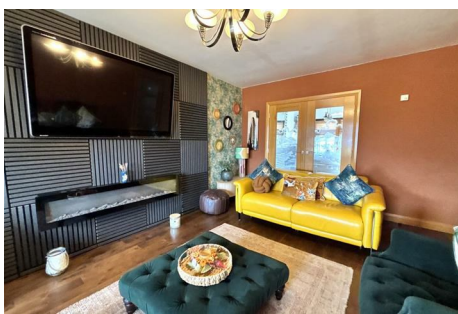
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



1 Lyndhurst View Close , Belfast, BT13 3XD

Offers Around £319,950

Stunning Modern Designed Split Level Semi Detached Residence With Panoramic Views Over Belfast City And Beyond To The County Down Coast Line.

Spectacular home affording panoramic views holding a walled private corner site, this property will not disappoint. The generously proportioned split level interior comprises 4 plus bedrooms, 3 plus reception rooms, contemporary integrated fitted kitchen incorporating high level oven and microwave, gas hob, integrated dishwasher, integrated fridge/freezer, granite worktops, dining room with island and patio doors to garden and modern white family bathroom complete with roll top bath. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, gas central heating, furnished cloakroom with utility area, principal bedroom with spacious en-suite shower room in modern white suite with drench shower, study, and extensive use of slider robes to all bedrooms.

Hard landscaped corner site with private rear with extensive patio and feature garden room plus ample car parking and garage creates the finishing touches to a truly luxuriously appointed home set within this quiet cul de sac location.

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

1 Lyndhurst View Close

, Belfast, BT13 3XD



- Stunning Luxurious Modern Semi Detached Villa
- Cul-De-Sac Position With A Corner Site
- 4 Plus Bedrooms 3 Plus Reception Rooms
- Modern Family Bathroom & En-Suite Shower Room
- Furnished Cloakroom Utility Area
- Contemporary Integrated Fitted Kitchen
- Upvc Double Glazed Windows Facia and Eaves
- Gas Central Heating
- Attached Garage Plus Garden Room
- Many Luxury Features

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, panelled radiator.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, porcelain tiled floor, feature radiator, pvc ceiling, recessed lighting.

Utility Area

Plumbed for washing machine, tumble dryer space.

Lounge into Bay

21'7" x 11'2" (6.59 x 3.42)

1/4 panelled walls, ceramic tiled floor.

Feature bar area with pvc ceiling, recessed lighting

Snug / Games Room

19'7" x 8'3" (5.99 x 2.53)

First Floor

Wood laminate floor, panelled radiator

Kitchen

9'10" x 9'5" (3.01 x 2.89)

Single drainer composite sink unit, extensive range of high and low level units, granite worktops, built-in high level oven and microwave, gas hob, ceramic canopy extractor fan, integrated fridge/freezer, integrated dishwasher, ceramic tiled floor. pvc ceiling, recessed lighting.

Open Plan

Dining Room

10'1" x 10'10" (3.09 x 3.31)

Island unit with stone worktop breakfast area, 1/4 panelled

walls, ceramic tiled floor. pvc ceiling, recessed lighting, Upvc double doors to garden.

Double dividing doors

Lounge

18'2" x 12'8" (5.54 x 3.88)

Media wall, wood laminate floor, panelled radiator.

Study

9'1" x 7'9" (2.77 x 2.38)

Wood laminate floor, panelled radiator.

Second Floor

Landing, hot-press, wood laminate floor.

Bedroom

9'9" x 7'3" (2.98 x 2.23)

Extensive range of built-in slider robes, panelled radiator.

Bedroom

10'0" x 8'5" (3.06 x 2.57)

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

Bathroom

Modern white suite comprising free standing roll top bath, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, recessed lighting, feature radiator.

Bedroom

10'9" x 10'4" (3.30 x 3.17)

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

En Suite Shower Room

Contemporary white suite comprising walk-in shower cubicle, thermostatically controlled drench shower, vanity unit, low flush Wc, chrome radiator, pvc panelled walls, composite flooring, pvc ceiling, recessed lighting.

Bedroom

8'5" x 7'10" (2.58 x 2.41)

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

Outside

Extensive hard landscaped brick paver gardens, walled corner site in extensive patio areas, outside lights and water tap.

Ample carparking to front.

Summer Room

20'8" x 11'7" (6.32 x 3.54)

Upvc patio doors, panelled walls, pvc panelled ceiling.

Attached Garage

13'0" x 9'4" (3.97 x 2.85)

Electric up and over door, light and power, range of built-in units.



Directions



Floor Plan

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