



5 Lyndhurst Row , Belfast, BT13 3XX

Offers Over £159,950

Magnificent Red Brick Semi Detached Villa Holding A Superb Cul-de Sac Position Within This Ever Popular Residential Location.

A unique opportunity to purchase a modernised red brick semi detached villa situated within this ever popular location. The richly appointed interior comprises 2 bedrooms, spacious lounge, modern fitted kitchen with informal dining and contemporary white bathroom suite complete with electric shower. The dwelling further offers uPvc double glazed windows, gas central heating, uPvc double glazed exterior doors, wood laminate floor coverings and has been presented to a high standard throughout. Gardens front and private rear with feature red brick paved driveway and patio area adds the finishing touches to a home which will appeal to young and old alike.

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	

5 Lyndhurst Row

, Belfast, BT13 3XX



- Magnificent Red Brick Semi Detached Villa
- Modern Fitted Kitchen, Informal Dining
- Gas Central Heating
- 2 Bedrooms
- Contemporary White Bathroom Suite
- Off Street Carparking
- Spacious Lounge
- Upvc Double Glazed Windows
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator.

Lounge

16'0" x 11'1" (4.88 x 3.40)

Wood laminate floor, cornice ceiling, panelled radiator.

Kitchen

14'6" x 9'1" (4.42 x 2.77)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, extractor fan,

fridge/freezer space, plumbed for washing machine, plumbed for dishwasher, concealed gas boiler, partly tiled walls, wood laminate floor, double panelled radiator, understairs storage, uPvc rear door.

First Floor

Landing, wood laminate floor, built-in storage, hot-press.

Bathroom

Modern white suite comprising panelled bath, telephone hand shower, electric shower, vanity unit, low flush wc, chrome radiator, fully tiled walls.

Bedroom

12'0" x 7'10" (3.66 x 2.41)

Wood laminate floor, panelled radiator.

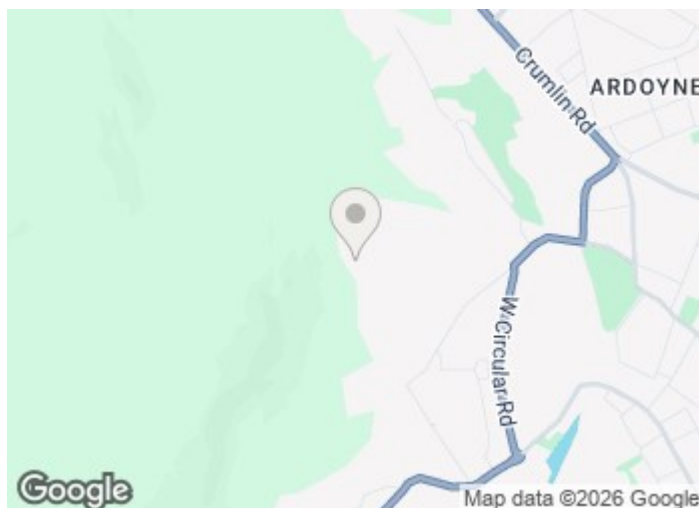
Bedroom

11'3" x 12'4" (3.45 x 3.78)

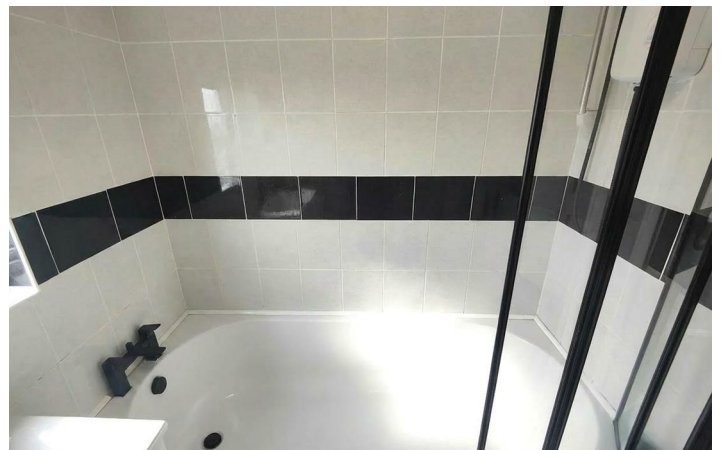
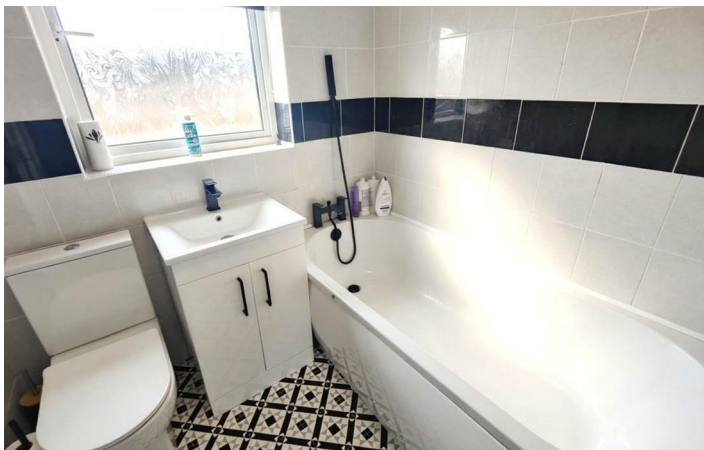
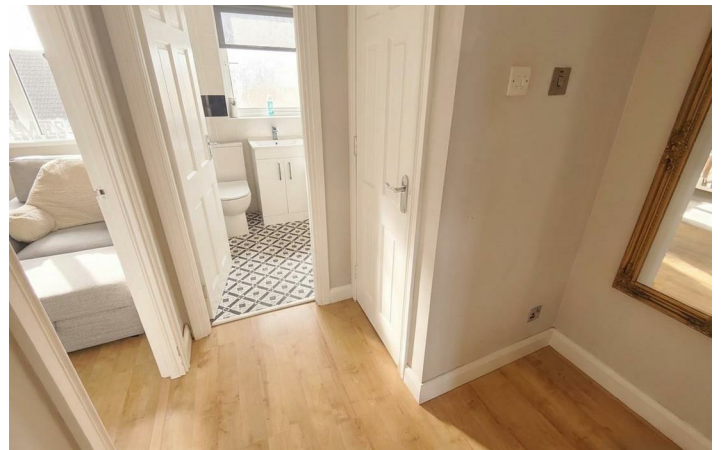
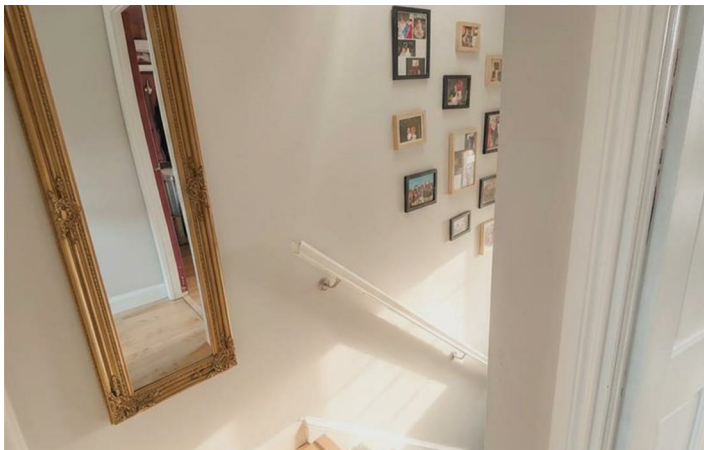
Built-in robes, wood laminate floor, panelled radiator.

Outside

Gardens front and rear in mature lawn, feature brick paved driveway and patio area, garden shed.



Directions



Floor Plan

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