

29 Lyndhurst Drive Belfast, BT13 3PA

Offers Over £170,000

Spacious Red Brick Semi Detached Villa Holding A Prime Position Within This Most Popular Section Of The Lyndhurst Development.

A superb opportunity to purchase a spacious red brick semi detached villa holding a slightly elevated position within this most popular residential location. The interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen incorporating built-in high level double oven and ceramic hob with informal dining and classic cream bathroom suite comprising panelled bath. The dwelling further offers oil fired central heating, hardwood single glazed windows and mature gardens to front with off street carparking, extensive rear in mature lawn perfect for summer family entertainment. Most convenient location with local schools and supermarkets a short commute away combines with a property offering excellent potential makes this the perfect family home worthy of your immediate attention.

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	

29 Lyndhurst Drive

, Belfast, BT13 3PA



- Spacious Red Brick Semi Detached Villa
- Fitted Kitchen With Informal Dining
- Hardwood Single Glazed Windows
- 3 Bedrooms
- Classic Cream Bathroom Suite
- Floored Roofspace
- 2 Reception Rooms
- Oil Fired Central Heating
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, understairs storage.

Lounge

12'3" x 10'11" (3.75 x 3.33)
Double panelled radiator.

Living Room

11'9" x 10'10" (3.59 x 3.32)
Antique fireplace with tiled inset and wooden hearth, wood laminate floor, double panelled radiator.

Kitchen

12'11" x 7'10" (3.94 x 2.40)
Single drainer stainless steel sink

unit, range of high and low level units, formica worktops, built-in high level double oven, ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, double panelled radiator, pantry, hardwood door to rear.

First Floor

Landing

Bathroom

Classic cream bathroom suite comprising panelled bath, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator, built-in storage, hot-press.

Bedroom

11'10" x 9'6" (3.61 x 2.92)
Built-in robes, panelled radiator.

Bedroom

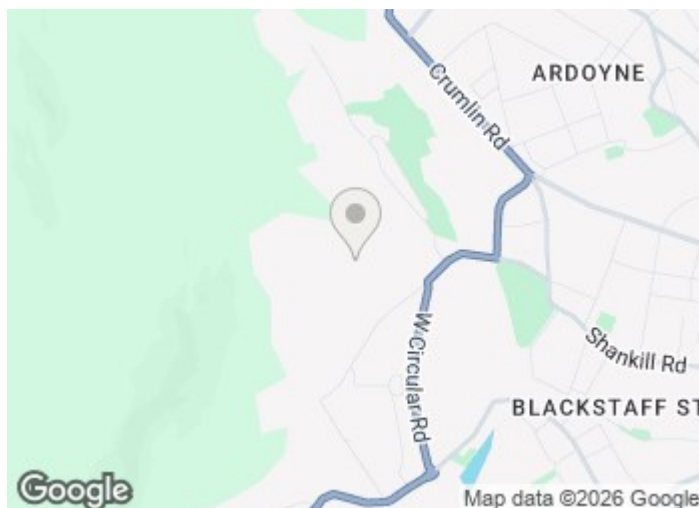
12'0" x 10'11" (3.67 x 3.34)
Built-in robes, panelled radiator.

Bedroom

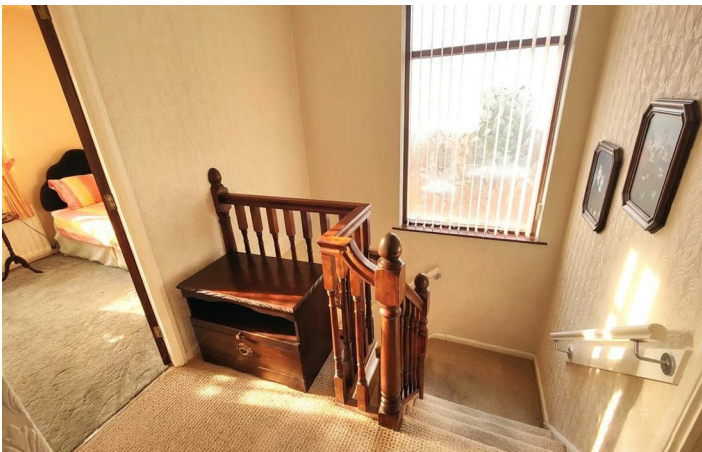
8'11" x 7'11" (2.74 x 2.43)
Built-in robes, panelled radiator.

Outside

Front garden in mature lawn and shrubs, concrete paved driveway offering off street carparking. Extensive rear garden in mature lawn, flowerbeds and shrubs, coal house, pvc oil tank.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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