

4 Lyndhurst Grove , Belfast, BT13 3PE

Offers Over £169,950

Handsome Extended Red Brick Semi Detached Villa In Quiet Cul-De-Sac Within The Popular Lyndhurst Development!

A fabulous opportunity to purchase a superb extended red brick semi detached villa holding a prime site within a quiet cul-de sac setting. The beautifully maintained interior comprises 3 bedrooms, lounge with bow window, fitted kitchen with dining area and modern white bathroom suite to ground floor. The dwelling further offers pvc fascia and eaves, gas central heating, upvc double glazed windows, extensive use of wood laminate floor covering throughout and has been well maintained to an excellent standard over the years. Mature gardens on a superb site with a detached garage makes this is a fabulous opportunity to purchase this family home ideal for first time buyers or young family alike. - Early Viewing Highly Recommended!

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			
		49	69
Northern Ireland		EU Directive 2002/91/EC	

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, Belfast, BT13 3PE



- Extended Red Brick Semi Detached Villa
- Dining Area Off Kitchen
- Modern White Bathroom Suite
- 3 Bedrooms Lounge With Bow Window
- Gas Central Heating
- Pvc Fascia And Eaves
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Cul De Sac Position

Entrance Hall

Mahogany entrance door, wood laminate floor, panelled radiator, understairs cloaks.

Lounge

14'4" x 10'0" (4.39 x 3.06)

Bow window, wood laminate floor, double panelled radiator, acoustic panelled walls.

Extended Kitchen

13'4" x 10'0" (4.07 x 3.06)

Bow window, single drainer stainless steel sink unit, extensive range of high and low level units, cooker space, integrated extractor fan, plumbed for washing machine, under fridge space, glass display

unit, partly tiled walls, ceramic tiled floor, double panelled radiator.

Dining Area

Upvc double glazed rear door.

Inner Lobby

Bathroom

Modern white suite comprising panelled bath, shower screen, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, chrome radiator.

First Floor

Landing, Slingsby ladder

Bedroom

11'1" x 10'5" (3.38 x 3.19)

Wood laminate floor, panelled radiator.

Bedroom

11'4" x 9'10" (3.46 x 3.02)

Wood laminate floor, panelled radiator.

Bedroom

8'9" x 7'0" (2.68 x 2.15)

Wood laminate floor, panelled radiator, hotpress/copper cylinder.

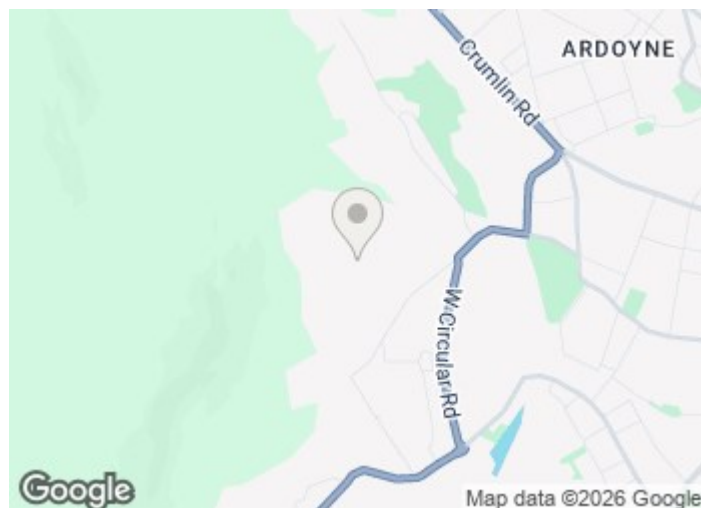
Outside

Gardens front and rear in lawn, shrubs and flowerbeds, outside light and tap, paved driveway.

Detached Garage

20'4" x 10'6" (6.20 x 3.22)

Up and over door, oil fired boiler



Directions



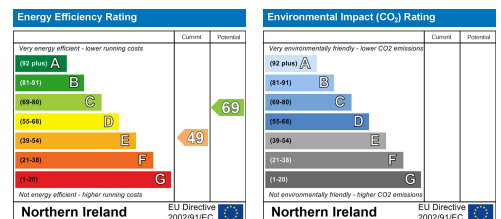
Floor Plan

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Total Area: 69.8 m² ... 751 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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