

GERARD MCCLINTON
ESTATE AGENT



22 Lyndhurst View Avenue, Belfast, BT13 3XB

Offers in the region of £165,000



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22 Lyndhurst View Avenue

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- Two Bedroom Semi-Detached Home In A Popular Residential Development
- Spacious Living Room With Feature Fireplace
- Two Superb Bedrooms
- Gas Central Heating & Double Glazing
- Mature, Private Enclosed Garden With Lawn, Patios, Established Planting and Entertaining Space
- Ideal First-Time Home or Buy-to-let Property
- Contemporary Dining kitchen with Integrated Appliances & Double Doors Onto The Rear Garden
- Modern Family Bathroom With Bath, Shower, Vanity Storage and WC
- Generous Driveway Parking for Two Cars With Option For Further Parking

Offering excellent value for money, this beautifully presented two-bedroom semi-detached home is situated within a popular residential development and represents a fantastic opportunity for first-time buyers and buy-to-let investors alike. With stylish interiors, generous parking and a mature, private rear garden, this is a home with plenty to offer.

The accommodation is bright, welcoming and tastefully decorated throughout. An entrance hall leads into a spacious living room featuring attractive flooring, a feature fireplace and a large window allowing plenty of natural light to fill the room.

To the rear is a sleek, contemporary fitted kitchen featuring stylish handleless, soft-close units, contrasting worktops, tiled splashbacks and a range of integrated appliances. The kitchen opens into a bright dining space with French doors leading directly onto the rear garden, creating an excellent setting for everyday dining and entertaining.

On the first floor are two excellent sized bedrooms. The spacious principal bedroom is beautifully presented, while the second bedroom, also a great sized space, is currently being used as a walk-in dressing room, demonstrating the flexibility of the accommodation.

The bathroom comprises a contemporary white suite with bath, shower and glazed screen, wash hand basin with vanity storage and close-coupled WC, complemented by modern wall tiling.

Outside, the property continues to impress. To the front is an attractive lawn and a large driveway comfortably accommodating two cars, with gated access providing further parking space behind the gate for additional vehicles if required.

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Entrance Hall

Living room

15'11" x 11'4" (4.855 x 3.472)

Dining kitchen

14'9" x 8'6" (4.5 x 2.605)

First floor landing

Master bedroom

11'9" x 11'5" (3.6 x 3.5)

Bedroom two

11'9" x 8'2" (3.6 x 2.5)

Bathroom

6'5" x 6'0" (1.959 x 1.850)

Outside



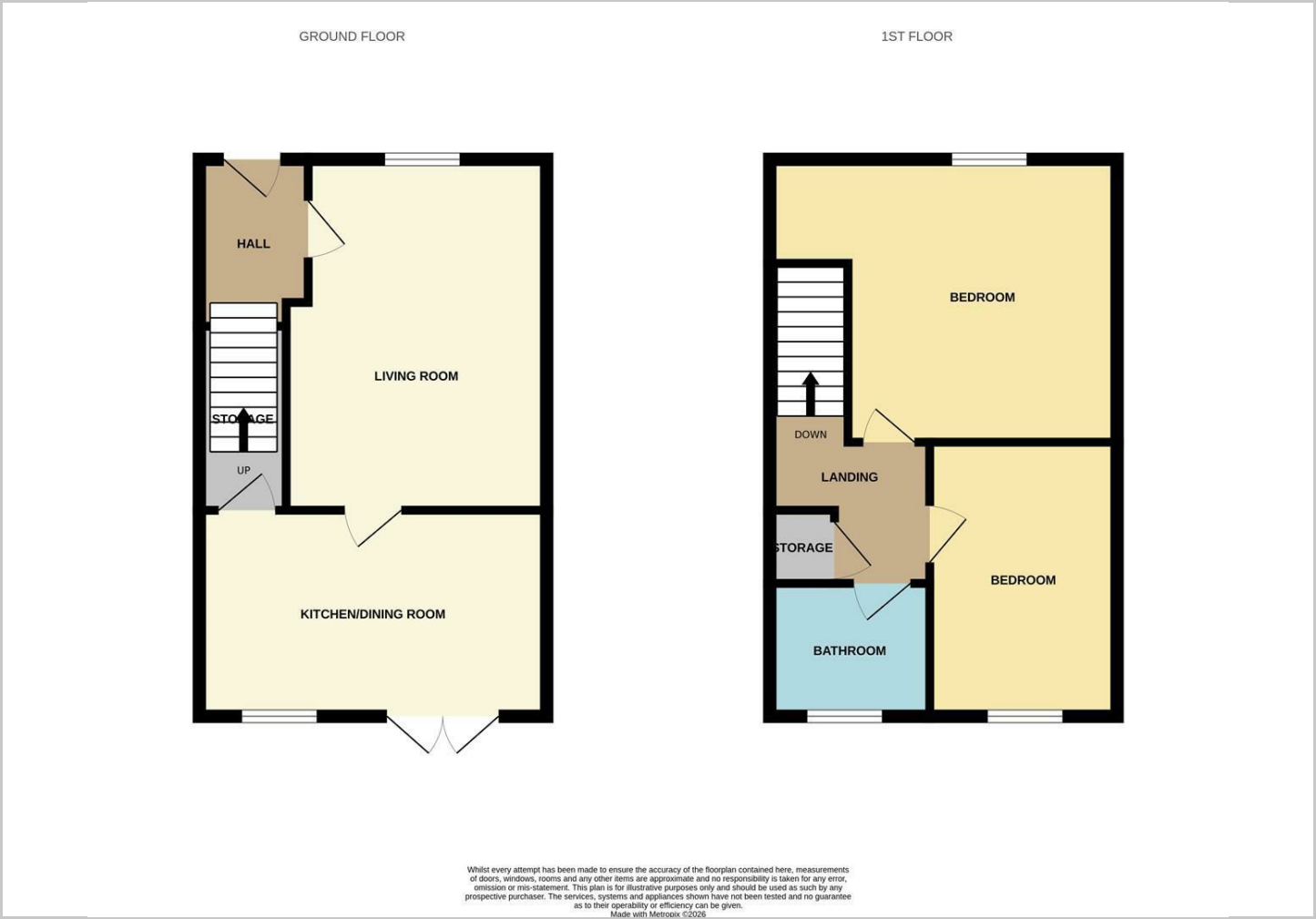


Directions





Floor Plans



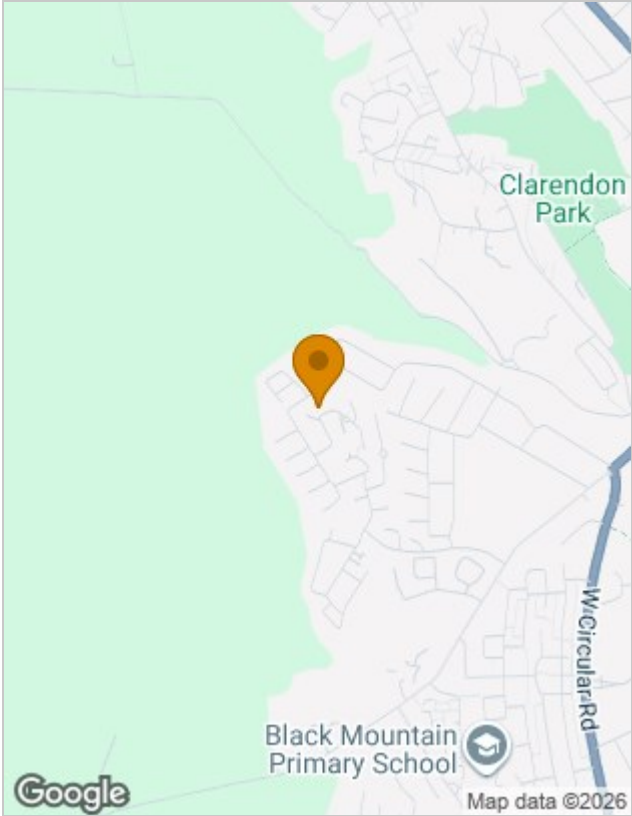
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

