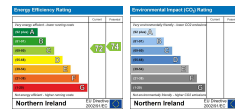




10 Lawnbrook Square  
Belfast, BT13 2AG

Offers in the region of  
£109,950



# 10 Lawnbrook Square

, Belfast, BT13 2AG

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## PUBLIC NOTICE

Rea Estates are now in receipt of an offer for the sum of £122,500 for 10 Lawnbrook Square, Belfast, BT13 2AH . Anyone wishing to place an offer on this property should contact Rea Estates, 15-17 Woodvale Road, Belfast, BT13 3BN, Tel: 02890 232000 before exchange of contracts.

A modern build end townhouse in an area of high demand which is sure to appeal to first-time buyers, investors and growing families in particular.

Internally the dwelling comprises of an entrance hallway, bright reception, modern fitted kitchen with dining space, downstairs WC, classic white bathroom suite and three well proportioned bedrooms. Outside there is an enclosed rear garden.

The property further benefits from gas fired central heating and uPVC double glazed windows.

Lawnbrook Square is conveniently located just off the Shankill Road with pedestrian access on to Lanark Way. It is close to many leading shops and amenities and shares excellent transport links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

\*\* Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order\*\*

## Ground Floor

### Entrance Hallway

Hardwood front door with glass inset, wood laminate flooring, access to first floor

### Living Room 15'5" x 11'3" (4.71m x 3.45m)

Wood laminate flooring, double panelled radiator

### Kitchen 9'8" x 14'9" (2.97m x 4.51m)

Fitted kitchen with both high and low level units and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a dishwasher and washing machine, enclosed gas boiler, vinyl flooring, double panelled radiator, access to rear yard

### Downstairs WC

Low flush WC, pedestal wash hand basin, panelled radiator, vinyl flooring

## First Floor

### Landing

Enclosed storage cupboard, access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, double panelled radiator

**Front Bedroom 11'1" x 9'7" (3.38m x 2.93m)**

Panelled radiator

**Rear Bedroom 14'0" x 7'10" (4.29m x 2.41m)**

Wood laminate flooring, double panelled radiator

**Third Bedroom 7'5" x 7'4" (2.27m x 2.25m)**

Panelled radiator

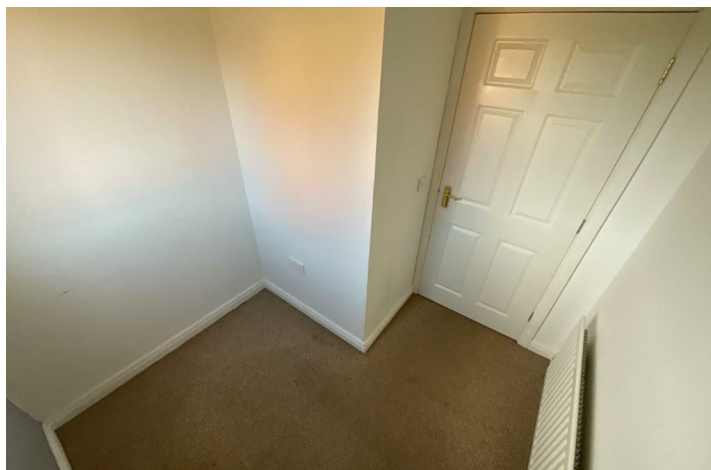
**Outside**

**Front**

Paved pathway leading to front door, access to rear yard via side gate

**Rear**

Fully paved and enclosed yard, wood panelled fencing surround



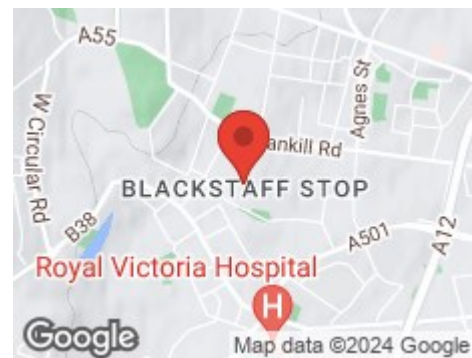
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.