

41 Lyndhurst Drive , Belfast, BT13 3PA

**Offers In The Region Of
£189,950**

Double Extended Luxury Family Home In Cul De Sac Position.

An exceptional family home commanding a substantial private corner site situated within this highly regarded and much sought after development. The richly appointed double extended accommodation comprises 3 bedrooms, 3 reception rooms, extended fitted kitchen incorporating built-in under oven and hob and classic white bathroom. The dwelling further offers gas fired central heating, upvc double glazed windows, pvc fascia and eaves, extensive use of wood strip and ceramic tiled floor coverings.

A detached garage and private mature corner site with feature patio and decked area adds the finishing touches to a home which will have immediate appeal.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	73
(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	

41 Lyndhurst Drive

, Belfast, BT13 3PA



- Stunning Semi Detached Villa
- 3 Bedrooms
- 3 Reception Rooms
- Pvc fascia And Eaves
- Extended Fitted Kitchen
- Classic White Bathroom Suite
- Gas Fired Central Heating
- Upvc Double Glazed Windows
- Detached Garage
- Mature Private Corner Site

Entrance Hall

Upvc double glazed entrance door, wood strip floor, panelled radiator, understairs storage.

Living Room

13'5" x 10'5" (4.11 x 3.20)

Into bay, double panelled radiator, wood laminate floor.

Lounge

12'9" x 9'1" (3.89 x 2.79)

Wood strip floor, double panelled radiators. OPEN PLAN:

Extended Dining

8'0" x 7'10" (2.44 x 2.41)

Wood strip floor, double panelled radiator, storage cupboard.

Extended Kitchen

16'4" x 7'8" (5.00 x 2.36)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low

level units, formica worktops, built-in under oven and hob, integrated extractor fan, fridge/freezer space, wine rack, plumbed for washing machine, plumbed for dishwasher, panelled radiator, partly tiled walls, tongue and groove pine ceiling, double glazed rear door.

First Floor

Landing.

Bedroom

8'9" x 7'3" (2.67 x 2.21)

Panelled radiator, built-in robe.

Bedroom

12'5" x 9'8" (3.80 x 2.97)

Wood laminate floor, panelled radiator.

Bedroom

12'10" x 7'10" (3.93 x 2.41)

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

Bathroom

White suite with gold fittings comprising panelled bath, thermostatically control shower unit, shower screen, pedestal wash hand basin, low flush w.c, fully tiled walls, ceramic tiled floor, airing cupboard, gas boiler, tongue and groove pine ceiling, recessed lighting.

Roofspace

Insulated

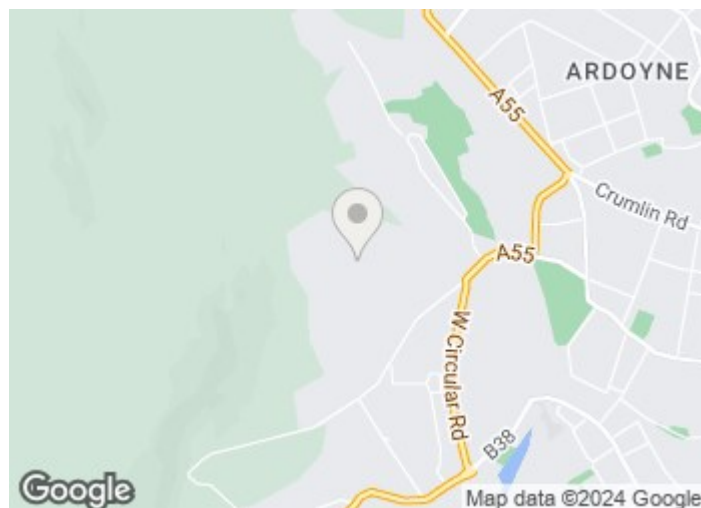
Detached Garage

18'11" x 8'11" (5.79 x 2.74)

Roll shutter door, driveway.

Outside

Gardens front, side and rear in lawns, shrubs and flowerbeds, feature decked area, patio area, outside light and tap.



Directions



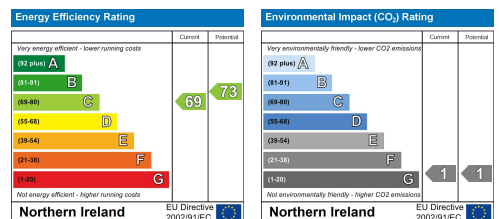
Floor Plan

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Total Area: 95.2 m² ... 1025 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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