



5 Lyndhurst View Close , Belfast, BT13 3XD

Offers Around £220,000

A Most Impressive Modern Built Family Home With Stunning Panoramic Views Over Belfast City And Beyond To The County Down Coastline.

Offering extensive flexible accommodation adaptable to suit every possible requirement of today's modern family lifestyle. The generous accommodation comprises 5 bedrooms, living room with fantastic views, dining room with patio doors to garden and snug to ground floor. The dwelling further offers modern fitted kitchen incorporating built-in oven and hob, integrated dish washer, modern family bathroom, en-suite to master bedroom and utility room. The property further benefits from gas central heating with recent new boiler, uPvc double glazed windows, low outgoings and extensive use of ceramic and wood laminate flooring. An integrated garage with snug, private south facing rear garden plus ample car parking combines with the superb views to make this the ultimate family home - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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	

5 Lyndhurst View Close

, Belfast, BT13 3XD



- Most Impressive Modern Built Family Home
- Family Bathroom, En-Suite
- Integrated Garage, Snug
- Quiet Cul De Sac Position
- 5 Bedrooms, 2 Receptions
- Upvc Double Glazed Windows
- Tarmac Driveway
- Modern Fitted Kitchen
- Gas Central Heating
- Panormaic Views

Entrance Hall

Hardwood double glazed entrance door, ceramic tiled floor, panelled radiator, access to garage.

Utility Room

8'6" x 8'4" (2.59 x 2.54)

Range of low level units, formica worktops, plumbed for washing machine, tumble dryer space, ceramic tiled floor.

First Floor

Landing, panelled radiator.

Living Room

18'3" x 11'11" (5.58 x 3.64)

Oak wooden floor, wall mounted electric fire, recessed, lighting double panelled radiator.

Kitchen

9'10" x 8'3" (3.02 x 2.52)

Stainless steel sink unit, range of high and low level units, formica worktops, built-in oven and ceramic hob, integrated dishwasher, integrated extractor fan, fridge freezer space, breakfast bar, partially tiled walls, ceramic tiled floor, panelled radiator.

Dining Room

9'11" x 12'9" (3.04 x 3.90)

Panelled radiator, ceramic tiled floor, pvc patio style doors to rear.

Bedroom

7'9" x 7'4" (2.38 x 2.26)

Panelled radiator.

Second Floor

Landing, built-in storage, access to roofspace.

Bathroom

Modern white bathroom suite comprising panelled bath, partially porcelain tiled walls, marble tiled floor, vanity unit, low flush WC, extractor fan, panelled radiator.

Bedroom

10'2" x 7'1" (3.12 x 2.16)

Panelled radiator.

Bedroom

10'1" x 10'4" (3.07 x 3.15)

Panelled radiator.

Bedroom

8'3" x 8'1" (2.53 x 2.48)

Built-in storage, panelled radiator.

Bedroom

12'9" x 10'7" (3.89 x 3.24)

Panelled radiator, built-in storage.

En-Suite

Modern white suite with thermostatically controlled shower, vanity unit, low flush WC, fully tiled walls, porcelain tiled floor.

Integrated Garage

11'0" x 18'8" (3.36 x 5.70)

Up and over door.

Access

Snug

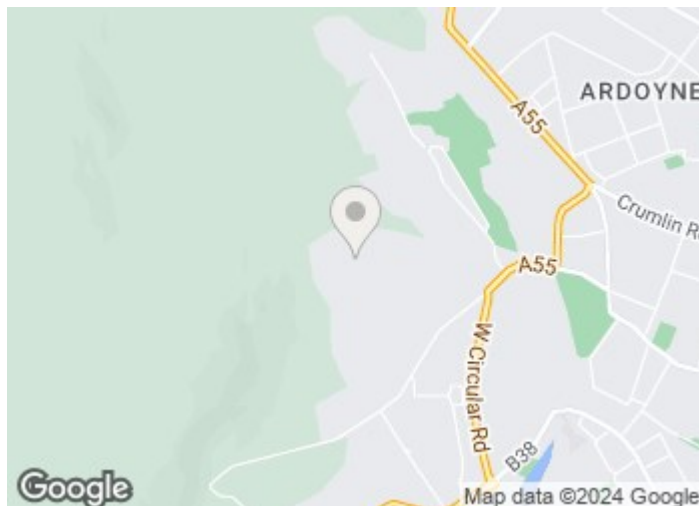
18'8" x 8'7" (5.70 x 2.62)

Panelled radiator.

OUTSIDE

Tarmac driveway parking, mature shrubs to front, private rear garden in mature lawn and shrubs, outside tap and light.

Archway to



Directions



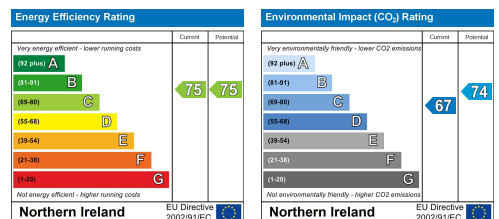
Floor Plan

5 Lyndhurst View Close, BELFAST, BT13 3XD



Total Area: 133.3 m² ... 1434 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN**
 028 9060 5200
- BALLYNAHINCH**
 028 9756 1155
- CAUSEWAY COAST**
 0800 644 4432
- FORESTSIDE**
 028 9064 1264
- NEWTOWNARDS**
 028 9181 1444
- BALLYHACKAMORE**
 028 9047 1515
- BANGOR**
 028 9127 1185
- CAVEHILL**
 028 9072 9270
- GLENGORMLEY**
 028 9083 3295
- RENTAL DIVISION**
 028 9070 1000
- BALLYMENA**
 028 2565 7700
- CARRICKFERGUS**
 028 9336 5986
- DOWNPATRICK**
 028 4461 4101
- MALONE**
 028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
 @Ulster Property Sales is a Registered Trademark