

## 7 Lyndhurst Way , Belfast, BT13 3PD

**Offers In The Region Of  
£169,950**

Superb Red Brick Semi Detached Villa With Garage And Extensive Gardens In This Highly Regarded Cul-De-Sac location.

A fantastic opportunity to purchase a handsome red brick semi detached villa holding a superb site within this quiet cul-de-sac setting. The bright and spacious interior comprises 3 bedrooms, through lounge with pvc sliding patio doors, modern fitted kitchen with oak units and classic white bathroom suite. The dwelling further offers oil fired central heating, upvc double glazed windows and doors, new rainwater goods and has been maintained and presented to an excellent standard over the years. Holding a superb site with a detached garage and delightful mature gardens to enjoy makes this the ideal home for the first time or young family buyer alike and all in this highly regarded cul-de-sac location - Early Viewing is strongly 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			
Northern Ireland		37	69
EU Directive 2002/91/EC			

# 7 Lyndhurst Way

, Belfast, BT13 3PD



- Superb Red Brick Semi Detached Villa
- Classic White Bathroom Suite
- New Rainwater Goods
- Highly Regarded Cul-De-Sac Location
- 3 Bedrooms, Through Lounge
- Oil Fired Central Heating
- Detached Garage
- Modern Fitted Kitchen
- Upvc Double Glazed Windows & Doors
- Private Mature Gardens

## Entrance Hall

Pvc double glazed entrance door, external lighting, wood laminate floor, double panelled radiator, understairs storage.

## Through Lounge

25'10" x 10'6" (7.89 x 3.21)

Wood laminate floor, attractive fireplace, pvc sliding doors.

## Kitchen

11'5" x 7'3" (3.49 x 2.21)

Single drainer stainless steel sink unit, extensive range of high and low level units, built-in oven and ceramic hob, integrated extractor fan, plumbed for washing

machine, fridge freezer space, wine rack, tongue and groove ceiling, partly tiled walls, Lvf flooring, , panelled radiator, pvc door to rear.

## First Floor

Landing, partially panelled walls.

## Bathroom

Classic white bathroom suite comprising panelled bath, electric shower, vanity unit, low flush wc, partially tiled walls, ceramic Lvf flooring, panelled radiator, pvc ceiling, hot press storage.

## Bedroom

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

Panelled radiator.

## Bedroom

11'10" x 9'1" (3.61 x 2.79)

Panelled radiator.

## Bedroom

7'3" x 9'9" (2.21 x 2.98)

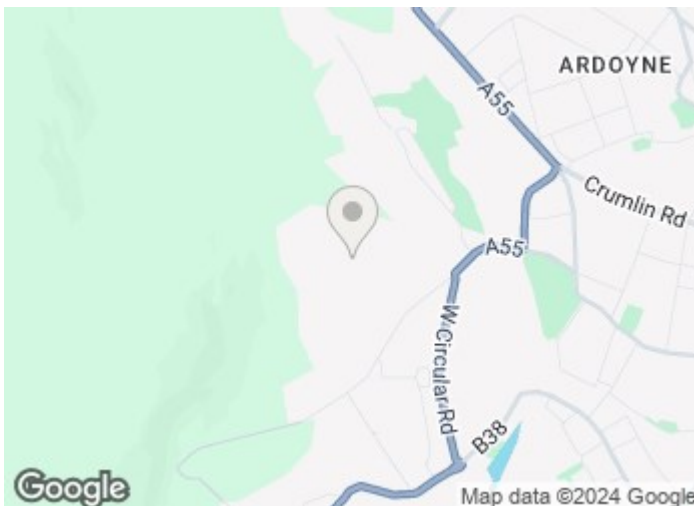
Panelled radiator.

## Detached Garage

Up and over door.

## Outside

Ample driveway parking. Gardens to front in mature lawn. Gardens to rear in mature lawn, concrete patio, pvc oil tank, boiler house, horizontal and vertical panel fencing, outside light and tap.



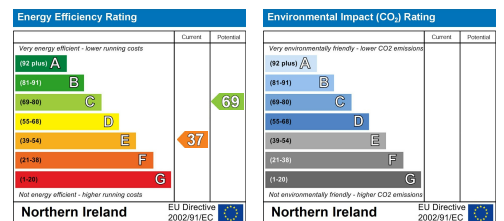
## Directions





# Floor Plan

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.



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