

17 Lyndhurst Place , Belfast, BT13 3XU

Offers Over £215,000

Stunning 4 Bedroom Semi Detached Bungalow Presented to the Highest Possible Standard.

Holding a prime position within this ever popular cul-de-sac location, this stunning modern family home overflows with luxury features. The richly appointed adaptable interior comprises 4 bedrooms to ground and first floor, 2 luxury bathrooms to ground and first floor, dining room, conservatory, utility room and luxurious integrated kitchen with island unit. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, new rainwater goods, gas central heating, utility area, pvc fascia and eaves, extensive use of wood laminate and ceramic floor coverings and built-in slide robes. Hard landscaped southerly rear gardens, ample driveway parking combines with a sought after cul-de-sac position and beautiful country and city aspects to make this the perfect 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			
(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	

17 Lyndhurst Place

, Belfast, BT13 3XU



- Stunning 4 Bedroom Semi Detached Bungalow
- Deluxe White Bathroom Suite
- Pvc Fascia, Eaves, New Rainwater Goods
- Sought After Cul-De-Sac Location
- 4 Bedrooms, 2 + Reception Rooms
- Deluxe Shower Room
- uPvc Double Glazed Windows
- Luxury Fitted Kitchen
- Gas Central Heating
- Hard Landscaped Gardens

Entrance Hall

Pvc double glazed entrance door, double panelled radiator, wood laminate floor.

Lounge

18'0" x 11'9" into bow (5.50 x 3.60 into bow)
Bow window, attractive fireplace, double panelled radiator, wood laminate floor.

Bedroom

11'11" x 9'8" (3.64 x 2.96)
Panelled radiator, wood laminate floor.

Dining Room

12'0" x 9'10" (3.67 x 3.01)
Wood laminate floor, panelled radiator, pvc double doors.

Conservatory

11'6" x 10'1" at widest (3.51 x 3.09 at widest)
Ceramic tiled floor, panelled radiator, double doors to rear.

Bathroom

Fully tiled luxury white suite comprising panelled bath, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

Kitchen

15'5" x 11'11" (4.72 x 3.65)
Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, built-in under oven and ceramic hob, tiled splash back, stainless steel extractor fan, integrated dishwasher, integrated microwave, fridge freezer space, partially tiled walls, Lvf flooring, Island unit, double panelled radiator.

Utility Room

8'0" x 6'11" (2.46 x 2.12)
Single drainer stainless steel sink unit, range of low level units, formica worktops, plumbed for washing machine, Lvf flooring, partially tiled walls, Lvf flooring, pvc double glazed rear door.

First Floor

Landing, built-in storage.

Bathroom

Deluxe white suite comprising shower cubicle, drench style thermostatically controlled shower, telephone handset shower, vanity unit, low flush wc, partially tiled walls, ceramic tiled floor, panelled radiator,

Bedroom

15'4" x 10'0" (4.68 x 3.06)
Wood laminate floor, built-in mirrored robes, under eaves storage, panelled radiator.

Bedroom

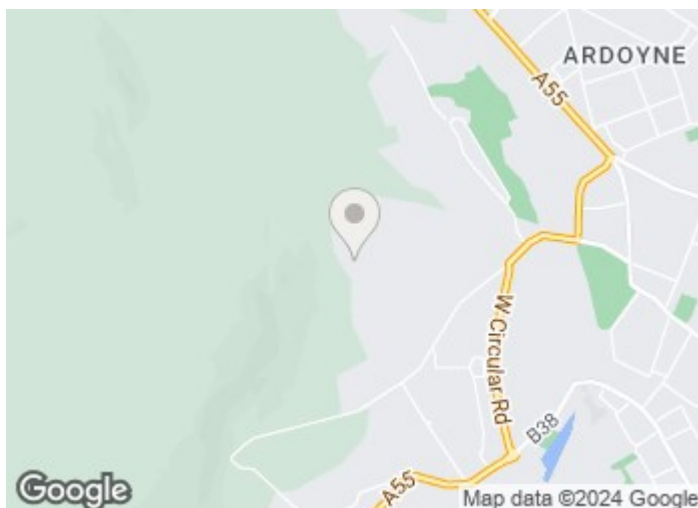
13'1" x 9'3" (4.01 x 2.83)
Wood laminate floor, velux style window, panelled radiator.

Bedroom

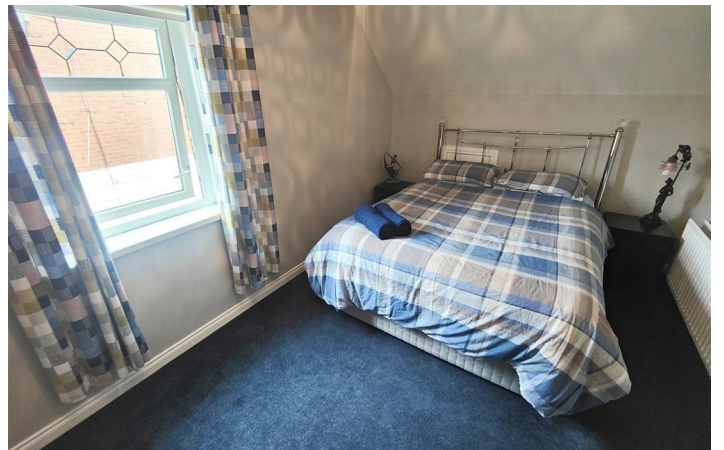
12'7" x 12'7" (3.86 x 3.85)
Wood laminate floor, panelled radiator, Velux roof light.

Outside

Brick paved driveway. Gardens to front, side and rear in brick pavers, raised flower beds, stones, vertical panel fencing, outside light and tap.

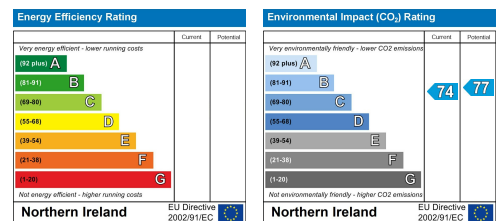


Directions



Floor Plan

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