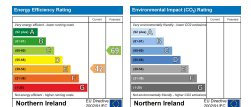




3 Lyndhurst Rise  
Belfast, BT13 3QU

Offers in the region of  
£149,950



# 3 Lyndhurst Rise

, Belfast, BT13 3QU

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A sizeable family home in an area of significant demand within an enviable cul-de-sac location which is sure to appeal to many.

Priced to allow for modernisation the dwelling comprises entrance hallway, open plan reception with dining area, fitted kitchen, coloured bathroom suite and three bedrooms. Outside there is a detached garage, driveway and front and rear gardens.

The dwelling further benefits from oil fired central heating and uPVC double glazing.

Lyndhurst Rise is conveniently located close to many shops and amenities including Ballygomartin Tesco and Woodvale Park and shares excellent transport links with Belfast City Centre.

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

## Ground Floor

### Entrance Hallway

Wooden entrance door with glass insets, double panelled radiator, under stair storage housing electricity meter, stairs leading to first floor

### Living Room 26'2" x 10'7" (7.99m x 3.25m)

Dual aspect windows allowing for plenty of natural light, 2 double panelled radiators, ample dining space

### Kitchen 11'9" x 7'7" (3.59m x 2.32m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, tiled flooring, double panelled radiator, access to rear garden

## First Floor

### Landing

Access to roof space

### Bathroom

Coloured bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, enclosed hot press, tiled flooring and walls, panelled radiator

### Front Bedroom 12'6" x 9'7" (3.83m x 2.93m)

Double panelled radiator

### Rear Bedroom 12'0" x 9'8" (3.68m x 2.95m)

Double panelled radiator

### Third Bedroom 8'9" x 7'8" (2.67m x 2.35m)

Enclosed storage cupboard, panelled radiator

## Outside

### Front

Brick privacy wall, generous driveway, mature garden laid out in lawn with various shrubs and trees

### Rear

Mature garden laid out in lawn with various shrubs and trees, patio area, wood panelled fencing

## Detached Garage

With up and over door and electricity outlets



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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