



30 Lyndhurst Parade

, Belfast, BT13 3PB

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Nest Estate Agents are delighted to present this superb three bedroom semi-detached property located just off the Ballygomartin Road. Conveniently situated in close proximity to a range of amenities within the area such as leading schools and shops. Close distance to both the Royal Victoria Hospital and Mater Hospital with a range of local transport links to include the local bus route into Belfast City Centre as well as main motorway links (M2 and M5).

This property has been well maintained and looked after by the current owner, offering plenty of space for growing families. Internally the property comprises of two large reception rooms, modern shaker style kitchen, three spacious bedrooms, with the front bedroom offering stunning views of Black mountain. Externally, the property boasts a rear enclosed garden, a front garden, a private gated driveway, detached garage, small outbuilding at the rear, offering ample storage and potential. Other attributes include uPVC windows and doors, double glazing throughout, Oil fired central heating with recently installed Vortex boiler.

HALLWAY 16'2" x 6'5" (4.93m x 1.96m)

uPVC Door with glazed inset

LIVING ROOM 10'10' x 13'9 (3.30m' x 4.19m)

Wood effect laminate flooring. Marble surround, granite hearth and cast iron inset. Piped for gas (not currently in use).

DINING ROOM 9'7" x 12' (2.92m x 3.66m)

Wood effect laminate flooring. Feature open fire with French fossil surround, granite hearth and solid mahogany mantle.

KITCHEN 9'7" x 10'10 (2.92m x 3.30m)

Range of high and low level shaker style units with contrasting formica worktops and chrome handles. Stainless steel sink unit with mixer tap. Stainless steel splashback. Plumbed for washing machine. Stainless steel extractor fan. Integrated oven and hob. Ceramic tiled floor.

BEDROOM 1 12'2" x 9'8" (3.71m x 2.95m)

Stunning mountain views.

BEDROOM 2 12' x 9'8" (3.66m x 2.95m)

BEDROOM 3 9'2" x 7'9" (2.79m x 2.36m)

Wood effect laminate flooring. Built in wardrobe.

STORAGE 3'9" x 2'3" (1.14m x 0.69m)

LANDING 6'10" x 7'9" (2.08m x 2.36m)

BATHROOM 7'9" x 7'11" (2.36m x 2.41m)

Recently updated new bathroom suite to include low flush w/c and pedestal sink with chrome mixer taps. Panelled bath with overhead power shower unit. uPVC panels. Vinyl flooring.

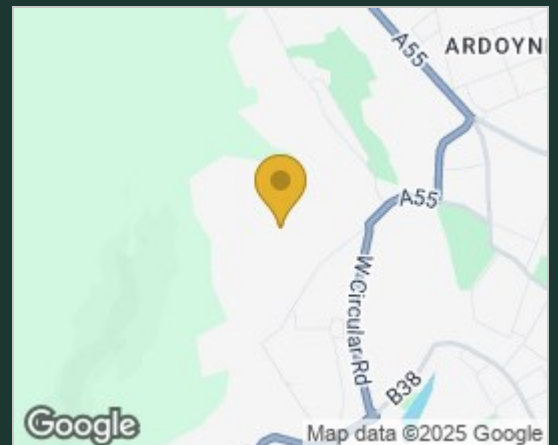
STORAGE 2'5" x 2'4" (0.74m x 0.71m)

GARAGE

Power and light, manual up and over door.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		63			
		45			
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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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