



15 Lyndhurst Gardens Ballygomartin, Belfast, BT13 3PH

Handsome Period Red Brick Semi Detached Villa Within This Most Popular Section Of Lyndhurst

A beautiful home richly appointed throughout and modernised to a high standard by the present owners. The modern interior comprises 3 bedrooms, 3 reception rooms with lounge into bay, excellent fitted kitchen incorporating built-in double oven, gas hob, and integrated fridge and bathroom in classic white suite. The dwelling further offers uPvc double glazed windows, gas central heating, superb energy rating, pvc fascia and eaves, utility room and has undergone a comprehensive modernisation programme to include new DPC, re-plastering, Refurbished chimney stack and over hauling of roof tiles. A matching detached garage with brick paver driveway and hard landscaped gardens front and rear combines with the perfect location to make this this perfect family home.

A stunning home which will not disappoint - immediate viewing strongly recommended.

**Offers In The Region Of
£179,950**

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	60	61
EU Directive 2002/91/EC		

15 Lyndhurst Gardens

Ballygomartin, Belfast, BT13 3PH



- Magnificent Red Brick SDV
- 3 Bedrooms/3 Reception Rooms
- Luxury Fitted Kitchen
- Modern White Bathroom Suite
- uPvc Double Glazed Windows
- Gas Central Heating
- Pvc Fascia & Eaves
- Utility Room
- Detached Garage
- New DPC

Entrance Hall

uPvc double glazed entrance door, wood strip floor, picture rail, dado rail, cornice ceiling, under stairs cloaks.

Lounge

15'3" x 12'4" (4.66 x 3.76)

Into bay, feature marble fireplace, over mantle, 3 panelled radiators, picture rail, cornice ceiling.

Living Room

11'10" x 11'11" (3.61 x 3.65)

Attractive fireplace, marble inset, wood laminate floor, panelled radiator, picture rail, cornice ceiling.

Dining Room

6'3" x 8'1" (1.92 x 2.47)

Bow window, double panelled radiator, slate tiled floor, quarter panelled walls.

Kitchen

11'6" x 6'10" (3.53 x 2.10)

Single drainer composite sink unit, extensive range of high and low level units, formica worktops, built-in double oven, gas hob, integrated extractor fan, integrated fridge, wine rack, partly tiled walls, double panelled radiator, ceramic tiled floor, recessed lighting, pvc ceiling, uPvc double glazed rear door.

First Floor

Landing.

Bathroom

Modern white suite comprising shower cubicle, telephone hand shower, vanity unit, low flush wc, pvc ceiling, recessed lighting, pvc walls, ceramic tiled floor.

Bedroom

11'6" x 11'11" (3.53 x 3.64)

Dado rail, wood laminate floor, panelled radiator, built-in robe.

Bedroom

11'5" x 14'4" (3.50 x 4.38)

Into bay, double panelled radiator, picture rail.

Bedroom

8'4" x 7'11" (2.56 x 2.42)

Wood laminate floor, panelled radiator.

Roof Space

Slingsby type ladder, floored, electric light.

Utility Room

12'7" x 6'6" (3.85 x 2.00)

Gas boiler, plumbed for washing machine, tumble dryer space, light and power.

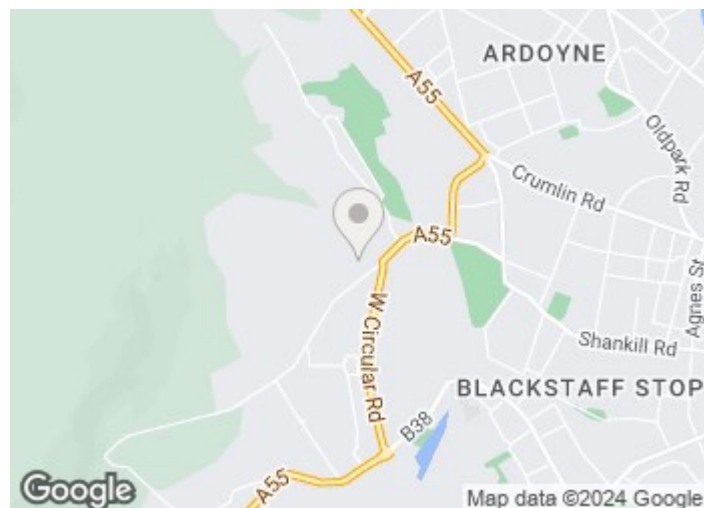
Detached Garage

18'2" x 8'6" (5.56 x 2.61)

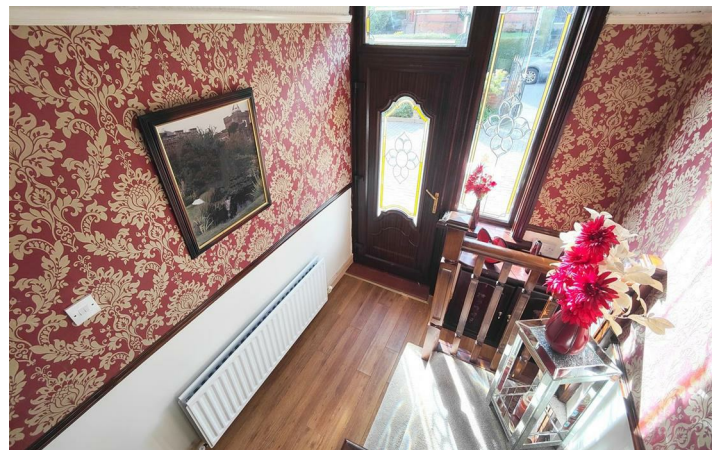
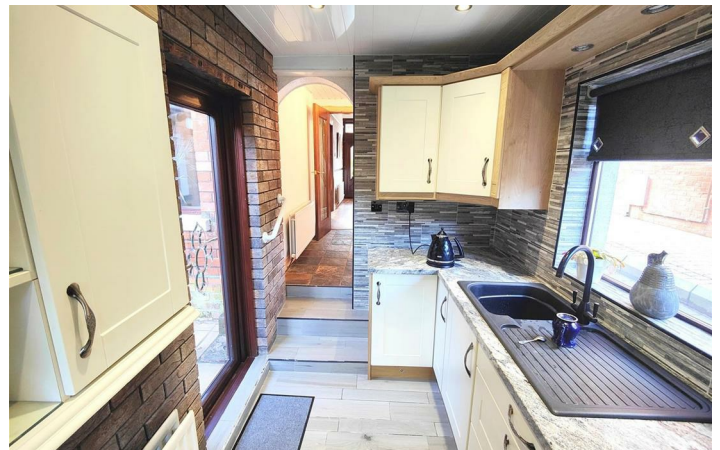
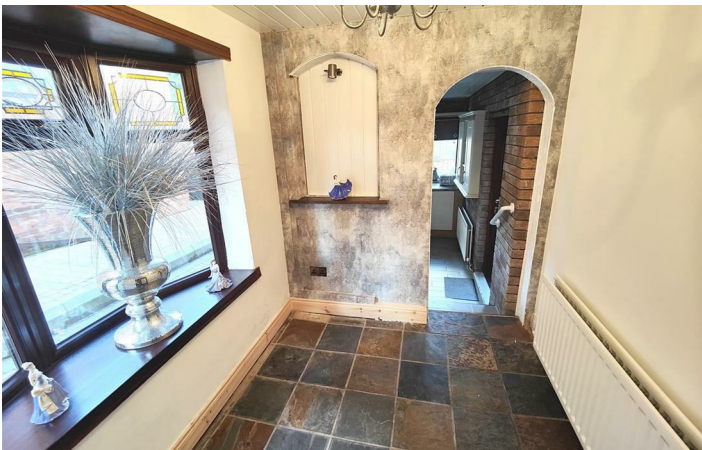
Light and power.

Outside

Gardens front and rear in flowerbeds, mature hedging and shrubs, feature decked area, artificial grass, outside light and tap.



Directions



Floor Plan

15 Lyndhurst Gardens, BELFAST, BT13 3PH



Ground Floor

First Floor

Total Area: 97.6 m² ... 1050 ft²
All measurements are approximate and for display purposes only

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(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		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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