



15 Lyndhurst Gardens Ballygomartin, Belfast, BT13 3PH

**Offers In The Region Of
£179,950**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

15 Lyndhurst Gardens

Ballygomartin, Belfast, BT13 3PH



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

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.

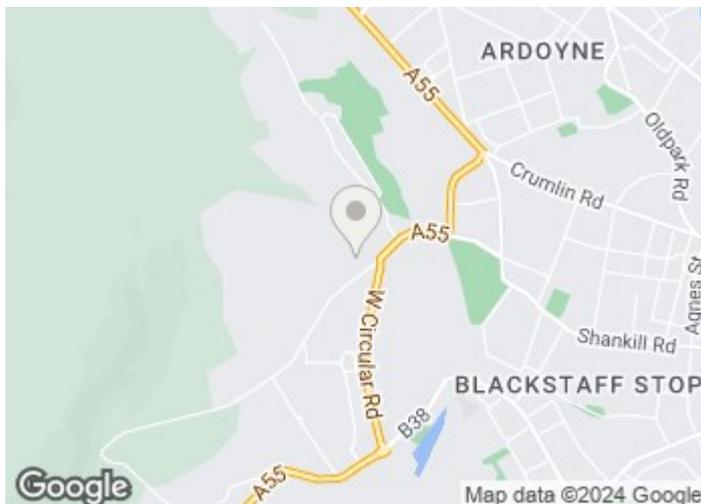
Detached Garage

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

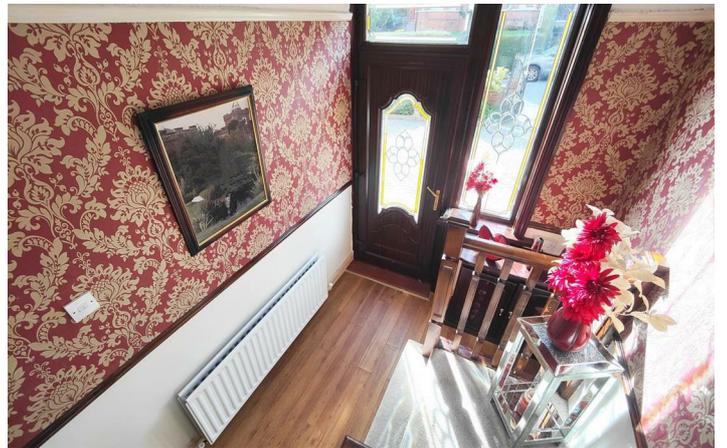
Light and power.

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



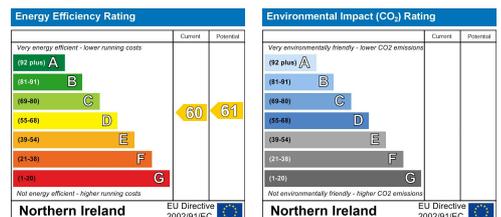
Ground Floor

First Floor

Total Area: 97.6 m² ... 1050 ft²

All measurements are approximate and for display purposes only

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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
©Ulster Property Sales is a Registered Trademark