



8 Lyndhurst Meadows , Belfast, BT13 3XG

**Offers In The Region Of
£149,000**

Unique Opportunity To Purchase A Semi Detached Bungalow Holding A Quite Cul De Sac Position Within This Much Admired Residential Development.

An attractive red brick modern built semi detached bungalow perfect for those wishing to downsize and remove the worry of later life with all accommodation on one level. The spacious interior comprises 2 bedrooms, lounge with bow window and dining area, fitted kitchen and bathroom in white suite. The dwelling further offers oil fired central heating, Upvc double glazed windows, wood laminate floor coverings, Pvc fascia and eaves and low outgoings. Hard landscaped gardens in brick pavers and patio areas plus ample carparking make immediate inspection strongly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

8 Lyndhurst Meadows

, Belfast, BT13 3XG



- Semi Detached Bungalow
- Fitted Kitchen
- Hard Landscaped Gardens
- Cul De Sac Position
- Classic White Bathroom
- Upvc Double Glazed Windows
- 2 Bedrooms Spacious Lounge
- Oil Fired Central Heating

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, panelled radiator

Lounge

18'9" x 12'5" (5.73 x 3.80)

Bow window, wood laminate floor, panelled radiators.

Dining Area

Kitchen

8'10" x 8'7" (2.71 x 2.63)

Single drainer stainless steel sink unit, extensive range of high and low level units formica

work top, cooker space

,integrated extractor fan,

plumbed for washing machine, Wood laminate floor, panelled

plumbed for dishwasher, fridge radiator

freezer space, ceramic tiled

floor, panelled radiator.

Bathroom

White suite comprising shower cubical electric shower, vanity unit, low flush wc, Pvc panelled walls, Pvc ceiling recessed lighting, panelled radiator.

Bedroom

8'9" x 8'3" (2.67 x 2.53)

Wood laminate floor , hot-press, panelled radiator.

Bedroom

12'3" x 12'0" (3.74 x 3.68)

Wood laminate floor, panelled

plumbed for dishwasher, fridge radiator

Outside

Hard landscaped gardens front and rear in brick pavers, patio

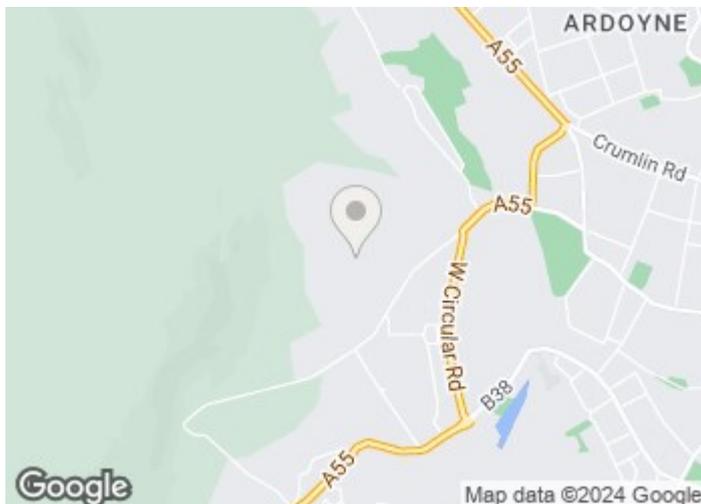
areas with stone chip flower

beds. Boiler house oil fired

central heating boiler , oil tank.

Extensive driveway with

carparking in brick pavers.

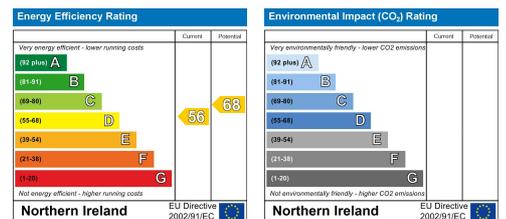


Directions



Floor Plan

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