



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 |

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

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 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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

