



6 Lyndhurst Park , Belfast, BT13 3PG

**Offers In The Region Of
£185,000**

Impressive Extended Red Brick Semi Detached Villa Situated Within This Highly Regarded Location

Situated within this most popular section of the Lyndhurst development convenient to the Ballygomartin Road and its many amenities this handsome extended red brick semi detached villa will have immediate appeal. The spacious superbly maintained and beautifully presented interior comprises 3 bedrooms, 2 plus reception rooms to include through lounge with dining area, superb fitted kitchen with built-in double oven and hob and modern white bathroom suite. The dwelling further offers, downstairs furnished cloakroom, gas fired central heating, uPvc fascia and eaves, superb roof space, detached garage with double doors and private hard landscaped gardens front and private rear adds the finishing touches to this superb home.

Early 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		
(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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, Belfast, BT13 3PG



- Extended Handsome Semi Detached Villa
- Modern White Bathroom
- Downstairs Furnished Cloakroom
- Highest Presentation
- 3 Bedrooms 2 + Reception Rooms
- Gas Fired Central Heating
- Hard Landscaped Gardens
- Excellent Fitted Kitchen
- Pvc Facia and Eaves
- Detached Garage

Columned Portico

Entrance Hall

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

Furnished Cloakroom

Modern white suite comprising wash hand basin, low flush wc, ceramic tiled floor

Lounge

11'10" x 11'0" (3.63 x 3.37)

Hole in the wall fireplace tiled inset, feature panelled radiator, wood laminate floor.

Extended Through Lounge

24'3" x 10'11" (7.41 x 3.33)

Two feature radiators, wood laminate floor.

Dining Area

Upvc double glazed patio doors.

Kitchen

12'9" x 7'11" (3.90 x 2.43)

Bowl and a half single drainer stainless steel

sink unit extensive range of high and low level units formica worktops, double oven and ceramic hob, canopy extractor fan, integrated fridge freezer, plumbed for a washing machine, panelled radiator, ceramic tiled floor.

First Floor

Landing

Bathroom

Modern white suite comprising walk in shower thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, pvc ceiling recessed lighting, chrome radiator, airing cupboard.

Bedroom

12'1" x 10'10" (3.69 x 3.32)

Extensive range of built-in robes, wood laminate floor panelled radiator, corniced ceiling.

Bedroom

12'2" x 10'0" (3.73 x 3.05)

Twin built-in robes, wood laminate floor, panelled radiator.

Bedroom

9'0" x 8'2" (2.76 x 2.49)

Built-in robe concealed gas boiler, wood laminate floor, panelled radiator

Roof Space

Slingsby type ladder, velux rooflight, panelled radiator, partly floored

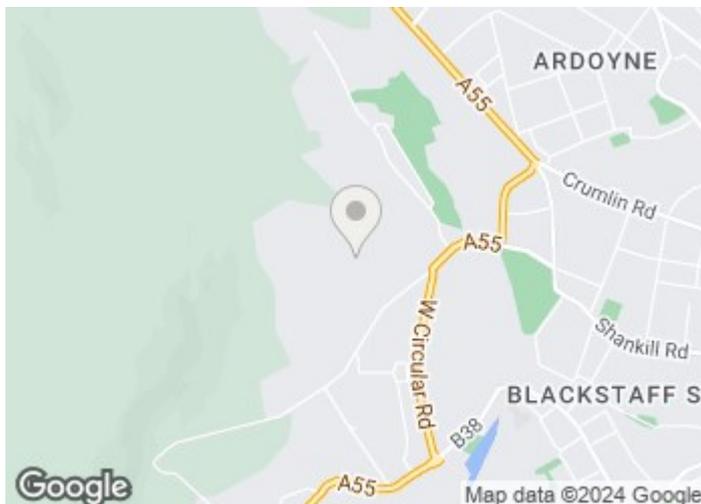
Detached Garage

17'6" x 8'3" (5.34 x 2.54)

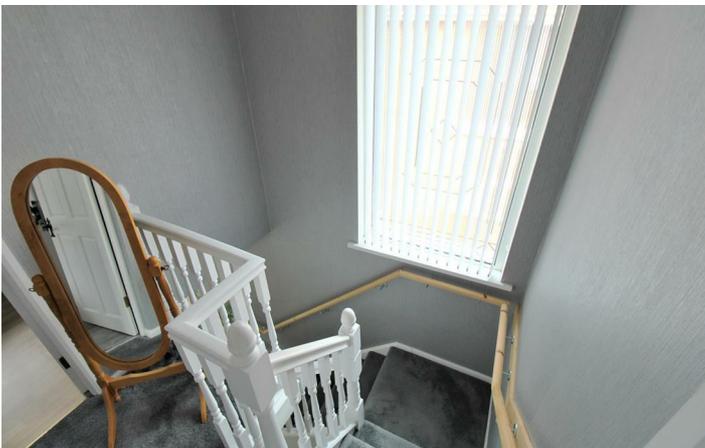
Double doors, single drainer stainless steel sink unit, plumbed for washing machine.

Outside

Hard landscaped gardens front and private rear in patio areas with artificial grass, privacy fencing, outside light and tap. Driveway.



Directions



Floor Plan

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