



57 Lyndhurst Parade , Belfast, BT13 3PB

**Offers In The Region Of
£179,950**

Magnificent Red Brick Detached Villa Holding A Larger Than Average Mature Site Within This Most Sought After Residential Development

A handsome red brick detached villa offering spacious accommodation throughout creating a magnificent family home. The interior comprises 3 bedrooms, lounge into bay, living room with dining area, fitted kitchen and white bathroom suite. The dwelling further offers uPvc double glazed windows, oil central heating, pvc fascia and eaves, new rainwater goods, and has benefited from wiring improvements. An attached garage with stores and a mature extensive south facing rear garden combines with fabulous potential to make this the perfect family home.

A unique opportunity to purchase a fabulous home with only one owner from new.

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	47	63
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

57 Lyndhurst Parade

, Belfast, BT13 3PB



- One Owner From New
- Spacious Fitted Kitchen
- Pvc Fascia And Eaves
- Highly Regarded Location
- Handsome Red Brick Detached Villa
- White Bathroom with Separate Wc
- Attached Garage
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Superb Mature South Facing Rear

Entrance Hall

UPvc double glazed entrance door, double panelled radiator, wood laminate floor, under stairs storage.

Lounge into Bay

14'1" x 11'1" (4.31 x 3.38)
Panelled radiator.

Livingroom

12'6" x 9'11" (3.82m x 3.03m)
Attractive Stone Fireplace, panelled radiator

Kitchen

11'1" x 8'4" (3.40 x 2.55)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, under fridge space, plumbed for a washing machine partly tiled walls, corner window,

panelled radiator. Upvc double glazed rear door

First Floor

Landing

Bathroom

Champagne suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, partly tiled walls, hot press, panelled radiator.

Separate Wc

White suite comprising low flush wc, half tiled walls.

Bedroom

12'4" x 9'9" (3.78 x 2.98)
Panelled radiator.

Bedroom

12'7" x 9'10" (3.85 x 3.01)
Built-in robes with cupboards above dresser unit, panelled radiator

Bedroom

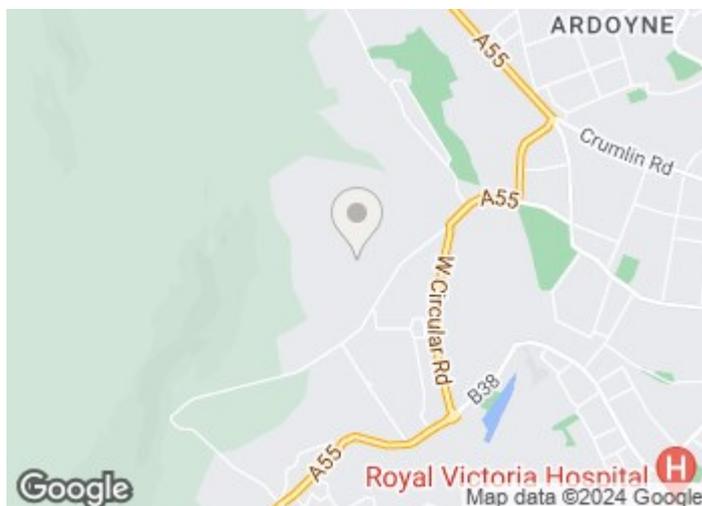
9'1" x 7'9" (2.78 x 2.38)
Built-in robe, panelled radiator

Attached Garage

16'2" x 10'1" (4.93 x 3.09)
Up and over door.

Outside

Mature gardens front and south facing rear in lawns shrubs flower beds and mature hedging. patio area, store , boiler house oil boiler , oil tank
Imprinted concrete driveway



Directions



Floor Plan

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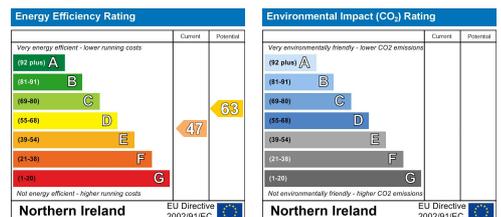


Ground Floor

First Floor

Total Area: 85.9 m² ... 925 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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