



ULSTER PROPERTY SALES

# UPS

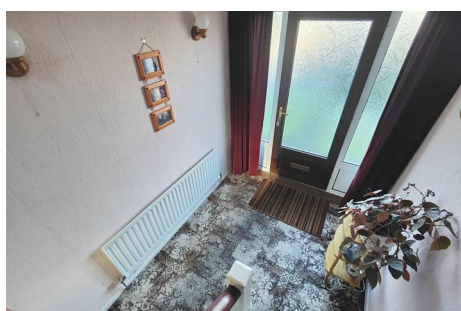
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

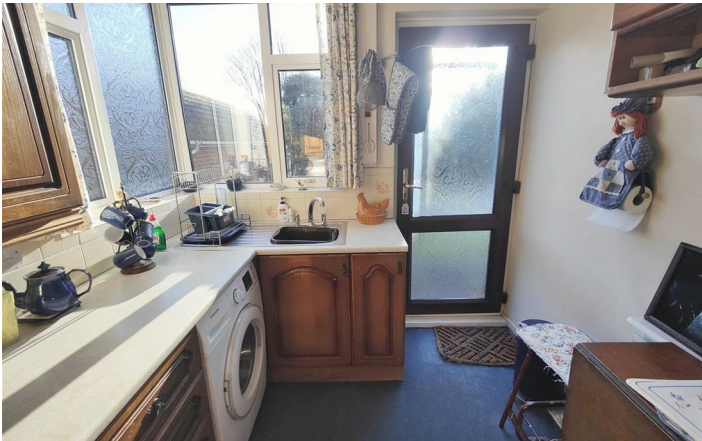
16'2" x 10'1" (4.93 x 3.09)  
Up and over door.

### 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

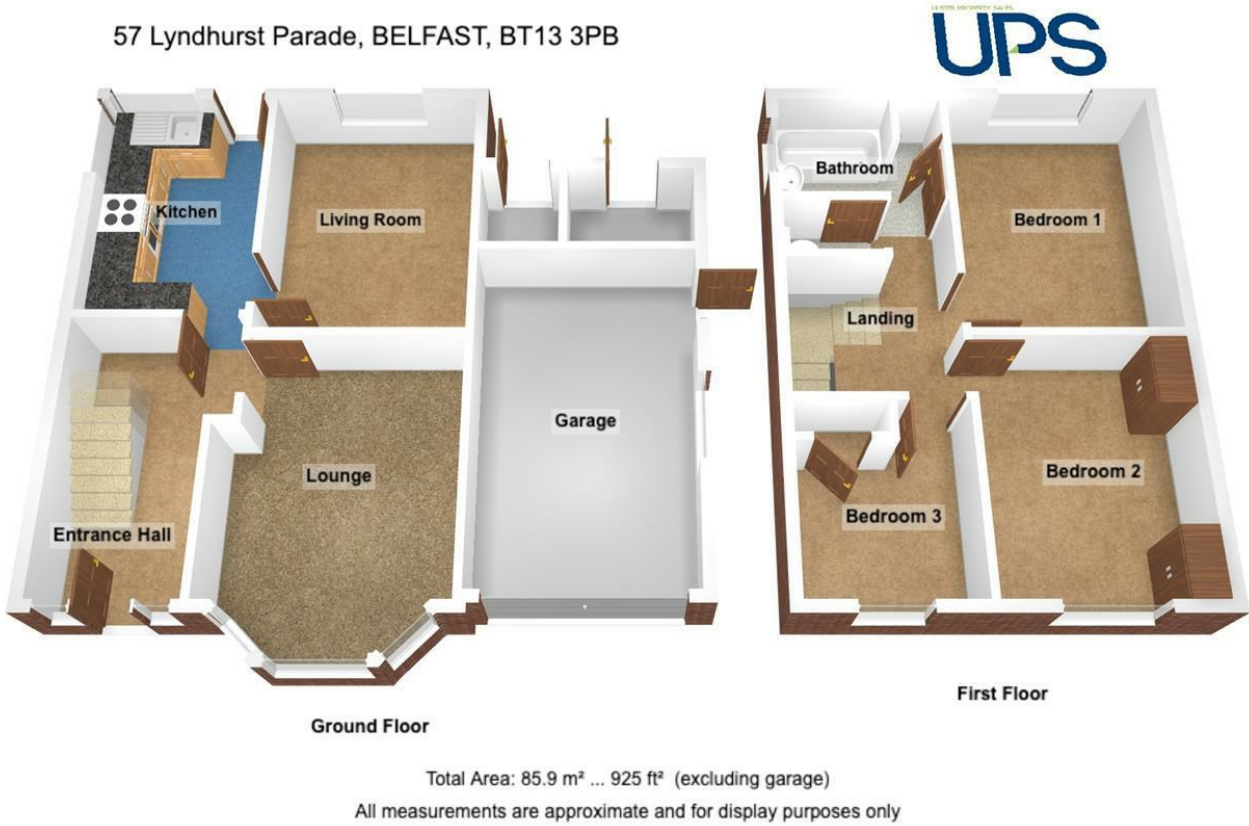


### Directions

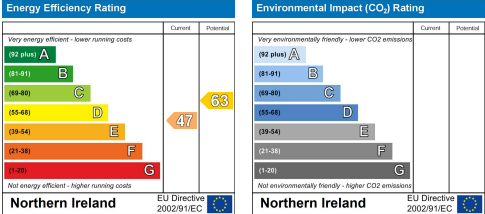




Floor Plan



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.



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