

## 17 Lawnbrook Avenue , Belfast, BT13 2BF

**Offers In The Region Of  
£159,950**

Stunning Recently Constructed Turn Key Semi-Detached Villa In Highly Regarded Development.

An immaculate example of a recently constructed and beautifully presented semi-detached villa situated within this highly desirable development just a short commute to the City Centre. The richly appointed interior comprises 3 bedrooms, lounge with uPvc sliding doors to the landscaped rear, contemporary fitted kitchen with marble effect worktops incorporating built-under oven and ceramic hob, integrated fridge/freezer, washing machine and dining space and contemporary white bathroom suite. The dwelling further offers master bedroom with bespoke built-in furniture and mirrored storage, extensive use of wood laminate and ceramic floor coverings, uPvc double glazed windows, gas central heating and pvc fascia and eaves.

Beautiful hard landscaped gardens combines with little or no maintenance worries and superb energy efficiency making this an opportunity not to be missed.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		



# 17 Lawnbrook Avenue

, Belfast, BT13 2BF



- Stunning Recently Constructed Semi-Detached Villa
- 3 Bedrooms
- Lounge With Sliding Doors
- Luxury Fitted Kitchen
- Contemporary Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Pvc Fascia & Eaves
- Hard Landscaped Rear Gardens

## Entrance Hall

Composite front door, external lighting, ceramic tiled floor, panelled radiator.

## Lounge

17'4" x 10'10" (5.29 x 3.31)

Wood laminate floor, panelled radiator, uPvc sliding doors to rear.

## Kitchen With Dining

17'3" 9'9" (5.28 2.98)

Single drainer bowl and a half sink unit, extensive range of contemporary high gloss high and low level units, marble effect worktops, built-in under oven and

ceramic hob, stainless steel extractor fan, integrated fridge/freezer, integrated washing machine, tiled splash back, ceramic tiled floor, concealed gas boiler, double panelled radiator, understairs storage, uPvc door to rear.

## First Floor

Landing, access to roofspace.

## Bedroom

11'11" x 9'11" (3.65 x 3.04)

Built-in bedroom furniture, built-in storage, panelled radiator.

## Bedroom

11'11" x 8'11" (3.65 x 2.74)

Panelled radiator.

## Bedroom

8'9" x 7'4" (2.67 x 2.25)

Panelled radiator.

## Bathroom

Contemporary white suite comprising panelled bath with telephone hand shower, vanity unit, low flush wc, panelled radiator, ceramic tiled floor and partially tiled walls.

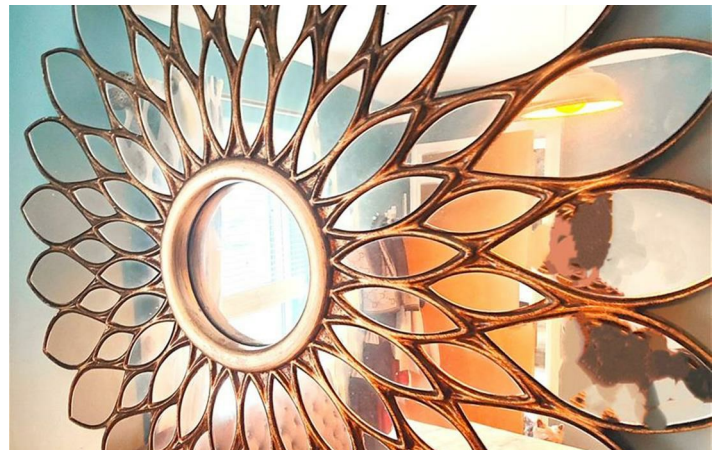
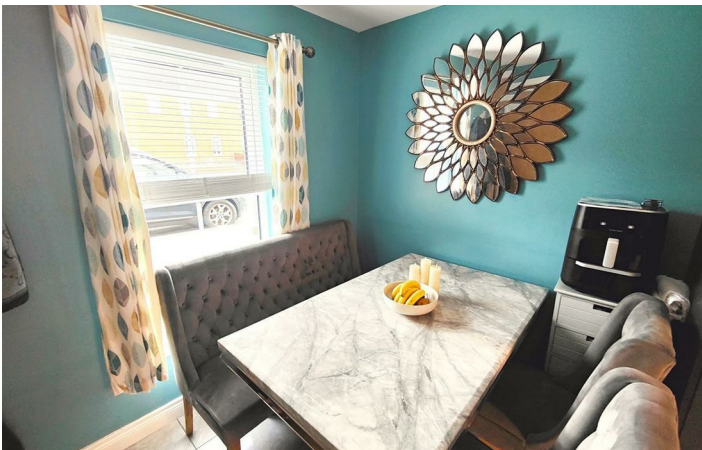
## Outside

Private enclosed hard landscaped rear in feature black pavers, vertical panel; fencing, pedestrian gate, outside tap.



## 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.

