



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 13 Lyndhurst View Close , Belfast, BT13 3XD

### Offers In The Region Of £270,000

Stunning Modern Designed Split Level Detached Residence with Panoramic Views Over Belfast City And Beyond To The County Down Coast Line.

A spectacular home affording panoramic views stretching from Belfast's Cavehill to the Mourne Mountains and across to the County Down coastline this is a home which will not disappoint. The generously proportioned split level interior comprises 4 bedrooms, 3 reception rooms, contemporary fitted kitchen incorporating double oven and gas hob integrated dishwasher, peninsula dining unit, snug with patio doors to spacious balcony and modern white bathroom suite complete with roll top bath. The dwelling further offers uPvc double glazed windows, gas central heating, superb energy rating, furnished cloakroom, utility room, principal bedroom with spacious en-suite shower room in modern white suite with drench shower.

A landscaped corner site with mature private rear with covered patio and ample car parking creates the finishing touches to a truly luxuriously appointed home set within this quiet cul de sac location.

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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



# 13 Lyndhurst View Close

, Belfast, BT13 3XD



- Stunning Modern Split Level Detached Residence
- Fabulous Balcony With Panoramic Views
- Modern White Family Bathroom
- Quiet Cul De Sac Position
- 4 Bedrooms 3 Reception Rooms
- Gas Central Heating, Utility Room
- Upvc Double Glazed Windows
- Stunning Integrated Kitchen
- En-suite Shower Room
- Furnished Cloakroom

### Entrance Hall

Composite double glazed entrance door, wood laminate floor, panelled radiator, cloaks

### Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, wood laminate floor, panelled radiator.

### Living Room

12'10" x 10'11" (3.93 x 3.35)  
Wood laminate floor, double panelled radiator.

### Dining Room

12'0" x 11'7" (3.68 x 3.54)  
Wood laminate floor, panelled radiator.

Double Doors

### Lounge

18'5" x 12'0" (5.63 x 3.68)  
Wood laminate floor, panelled radiator.

### Kitchen

18'0" x 13'3" (5.51 x 4.05)  
Single drainer composite sink unit, extensive range of high and low level units, formica worktops, built-in double oven and gas hob,

canopy extractor fan, stainless steel splash back, american fridge/freezer housing, integrated dishwasher, peninsula Island unit, splash back, composite flooring, panelled radiator, casual snug area.

### Balcony

Upvc double glazed patio door to super sized balcony affording panoramic views.

### Lower Ground Floor

Extensive Landing, wood laminate floor, double storage unit, panelled radiator.

### Bedroom

15'5" x 10'10" (4.71 x 3.32)  
Wood laminate floor, panelled radiator.

### En-Suite Shower Room

Contemporary white suite comprising walk-in shower cubicle, thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush Wc, chrome radiator, partly tiled walls, composite flooring and wall tiling, pvc ceiling, recessed lighting.

### Bedroom

13'2" x 9'6" (4.02 x 2.92)  
Wood laminate floor, panelled radiator.

### Bedroom

9'6" x 8'7" (2.92 x 2.63)  
Wood laminate floor, panelled radiator.

### Bedroom

11'10" x 10'11" (3.63 x 3.34)  
Wood laminate floor, panelled radiator.

### Bathroom

Modern white suite comprising roll top bath, feature slate stone wall, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, recessed lighting.

### Utility Room

6'9" x 6'8" (2.07 x 2.04)  
Single drainer stainless steel sink unit, range of low level units, formica worktops, plumbed for washing machine, tumble dryer space, gas boiler, upvc double glazed rear door.

### Outside

Extensive landscaped gardens corner site in lawns, shrubs and mature hedging with patio areas, extensive decking outside lights and water tap.  
Ample carparking to front.



## Directions





Floor Plan

13, Lyndhurst View Close, BELFAST, BT13 3XD



Total Area: 170.0 m² ... 1829 ft² (excluding balcony)  
All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating			
	Very energy efficient - lower running costs	Current	Potential		Current	Potential
	(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			Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland			Northern Ireland			
EU Directive 2002/91/EC			EU Directive 2002/91/EC			

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