



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



58 Lyndhurst Parade , Belfast, BT13 3PB

Offers Over £175,000

Magnificent Red Brick Semi Detached Villa Holding A 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, through lounge into bay, fitted kitchen and classic bathroom suite. The dwelling further offers uPvc double glazed windows, oil central heating, pvc fascia and eaves. A detached garage and a mature extensive 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		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

58 Lyndhurst Parade

, Belfast, BT13 3PB



- Magnificent Red Brick Semi Detached Villa • 3 Bedrooms
- Fitted Kitchen
- Oil Fired Central Heating
- Mature Site Within This Most Sought After Residential Development
- Classic Bathroom Suite
- Pvc Fascia Ad Eaves
- Through Lounge
- UPvc Double Glazed Windows
- Detached Garage

Entrance Hall

UPvc Double Glazed Entrance Door, wood laminate floor, panelled radiator.

Through Lounge

25'9" x 9'6" (7.85 x 2.92)
Into bay, attractive fireplace, double panelled radiator.

Dining Area - panelled radiator.

Kitchen

12'0" x 10'2" (3.66 x 3.12)
Single drainer stainless steel sink unit, range of high and low level units, formica worktop, cooker space, fridge/freezer space, plumbed for washing machine,

partly tiled walls, panelled radiator, uPvc double glazed door to rear.

First Floor

Landing, access to roofspace.

Bathroom

Classic beige bathroom suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, wood laminate floor, pine tongue and groove ceiling, built-in storage, hot-press.

Bedroom

9'7" x 10'5" (2.94 x 3.19)
Wood laminate floor, panelled radiator.

Bedroom

12'2" x 9'9" (3.72 x 2.98)
Wood laminate floor, panelled radiator.

Bedroom

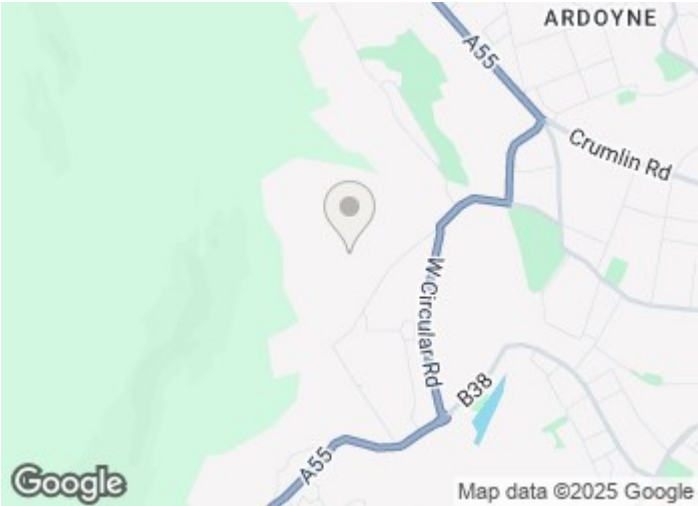
8'10" x 7'8" (2.71 x 2.36)
Built-in storage, wood laminate floor, panelled radiator.

Outside

Hard landscaped gardens front and rear in mature lawn, shrubs, flower beds and mature hedging. oil tank, outside tap
Off street parking

Detached Garage

21'2" x 9'9" (6.47 x 2.99)
Up & over door.



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.

