



## 10 Lyndhurst Park , Belfast, BT13 3PG

**Offers Over £189,950**

Impressive Extended Red Brick Semi Detached Villa Situated Within This Highly Regarded Location

Situated within this most popular section of the Lyndhurst development convenient to the Ballygomartin Road and its many amenities this handsome extended red brick semi detached villa will have immediate appeal. The spacious superbly maintained and beautifully presented interior comprises 3 bedrooms, spacious lounge, superb extended fitted kitchen incorporating built-in oven and induction hob, open plan living room with uPvc french patio doors to rear and luxury white bathroom suite. The dwelling further offers, downstairs furnished cloakroom, gas fired central heating, upvc double glazed windows, pvc fascia and eaves, floored roofspace, detached garage and private hard landscaped gardens front and private rear adds the finishing touches to this superb home.

Early viewing strongly recommended!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	

# 10 Lyndhurst Park

, Belfast, BT13 3PG



- Extended Handsome Semi Detached Villa
- Luxury White Bathroom Suite
- Pvc Fascia And Eaves
- 3 Bedrooms 2 + Reception Rooms
- Gas Fired Central Heating
- Downstairs Furnished Cloakroom
- Excellent Fitted Kitchen
- Upvc Double Glazed Windows
- Matching Detached Garage

## Entrance Hall

Composite entrance door, built-in storage, wood laminate floor.

## Lounge

14'8" x 10'9" (4.48 x 3.29)

Electric stove, double panelled radiator.

## Extended Kitchen

Composite sink unit, extensive range of high and low level units, formica worktop, built-in oven, induction hob, integrated extractor fan, built-in microwave, fridge/freezer space, dishwasher space, partly tiled walls, wood laminate floor, recessed lighting.

Open plan to:

## Extended Living Room

Wood laminate floor, double panelled radiator, recessed lighting, upvc double glazed french doors to rear garden.

## Furnished Cloakroom

Wash hand basin, low flush wc, wood laminate floor.

## First Floor

Landing, access to roofspace.

## Bathroom

Luxury white bathroom suite comprising walk-in drench shower, vanity unit, low flush wc, chrome featured radiator, bluetooth mirror, pvc walls, wood laminate floor, built-in storage, hot-press

## Bedroom

9'10" x 12'5" (3.01 x 3.79)

Built-in robes, built-in storage, double panelled radiator

## Bedroom

7'10" x 8'9" (2.41 x 2.69)

Built-in storage, double panelled radiator

## Bedroom

12'4" x 9'9" (3.77 x 2.99)

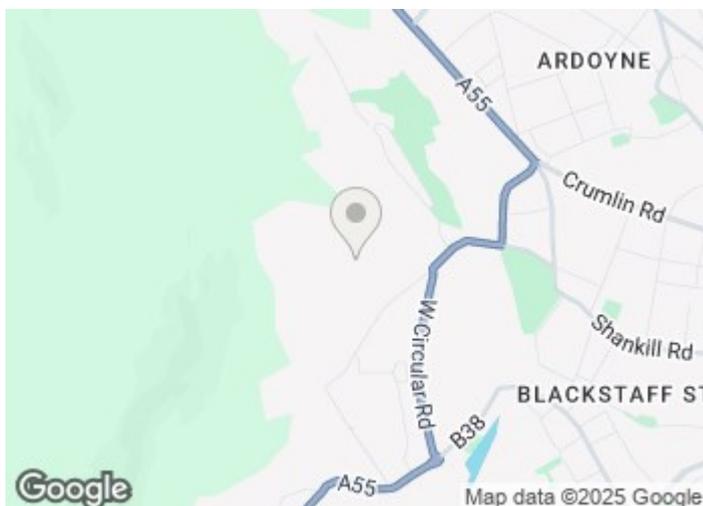
Built-in robes, built-in storage, double panelled radiator

## Outside

Hard landscaped gardens front and side. Ample tarmac driveway parking, rear patio and mature laws and flowerbeds, garden shed.

## Detached Garage

Up & over door, plumbed for washing machine, tumble dryer space.

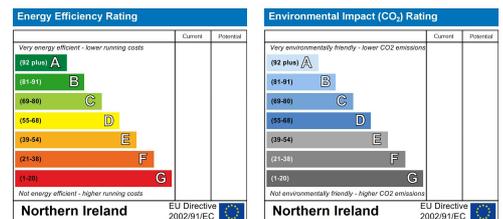


## Directions



# Floor Plan

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