

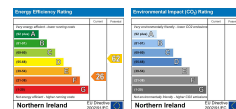


43 Lyndhurst Drive

Belfast, BT13 3PA

Offers in the region of

£165,000



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An attractive semi-detached villa in the much sought-after Lyndhurst area of West Belfast which is sure to appeal to first-time buyers, growing families and investors alike,

Priced to allow for modernisation the dwelling comprises entrance hallway, two receptions, fitted kitchen, three piece bathroom suite and three well proportioned bedrooms. Outside there is a generous driveway, detached garage and mature gardens.

The property further benefits from oil fired central heating and uPVC double glazed windows (excluding bathroom).

Lyndhurst Drive is conveniently located close to many leading shops and amenities and shares excellent transport links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Entrance Hallway

Hardwood front door with smoked glass insets, wood laminate flooring, enclosed electricity meter, under stair storage, double panelled radiator, stairs leading to first floor

Front Reception 14'2" x 10'9" (4.33m x 3.30m)

Into bay, tiled fireplace and surround with gas fire inset, panelled radiator

Rear Reception 12'6" x 9'4" (3.82m x 2.87m)

Tiled fireplace with wooden surround and solid fuel fire inset, panelled radiator

Kitchen 11'2" x 7'8" (3.41m x 2.35m)

Fitted kitchen with high and low level units, tiled splash backs and contrasting worktops, integrated oven and hob with extractor hood, stainless steel bowl and a half sink and drainer with mixer tap, plumbed for a washing machine, tiled flooring, panelled radiator, access to rear garden

First Floor

Landing

Access to roof space

Bathroom

Classic white bathroom suite including low flush WC (separate), pedestal wash hand basin and panelled bath with shower attachment overhead, enclosed hot press with additional storage, panelled radiator, vinyl flooring

Front Bedroom 12'3" x 9'8" (3.75m x 2.95m)

Panelled radiator

Rear Bedroom 11'11" x 9'3" (3.65m x 2.83m)

Panelled radiator

Third Bedroom 9'3" x 7'9" (2.84m x 2.37m)

Panelled radiator

Outside

Detached Garage 18'0" x 8'5" (5.51m x 2.59m)

Up and over garage door and full electrics

Front

Paved driveway, mature lawn with various shrubs, brick privacy wall

Rear

Mature gardens laid out in lawn with decking and patio areas, wood panelled privacy fencing, laid out with various shrubs and trees



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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