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NETWORK STRENGTH – LOCAL KNOWLEDGE

25 Lyndhurst Gardens

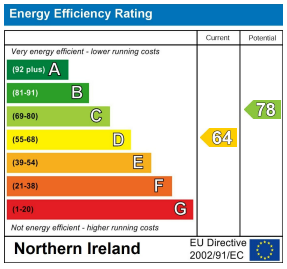
, Belfast, BT13 3PH

Offers Over £199,950

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 well maintained and beautifully presented interior comprises 3 bedrooms, lounge into bay, superb extended fitted kitchen incorporating built-in oven and ceramic hob, open plan living room with uPvc patio doors to rear and modern white bathroom suite. The dwelling further offers downstairs white bathroom suite comprising shower cubicle, gas fired central heating, upvc double glazed windows, pvc fascia and eaves, floored roofspace and private hard landscaped gardens front offering off street carparking and extensive rear adds the finishing touches to this superb home.

Early viewing strongly recommended!



25 Lyndhurst Gardens

, Belfast, BT13 3PH

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- Impressive Extended Red Brick Semi Detached Villa
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Extensive Rear Garden, Off Street Carparking
- Lounge Into Bay
- Downstairs Shower Room
- Pvc Fascia And Eaves
- Open Plan Living/Fitted Kitchen
- Gas Fired Central Heating
- Superb Floored Roofspace

Entrance Hall

Upvc double glazed entrance door, double panelled radiator, understairs storage.

Lounge Into Bay

13'1" x 11'2" (4.01 x 3.41)
Classic fireplace with tiled inset, wood laminate floor, double panelled radiator.

Open Plan Kitchen/Living

21'11" x 16'3" (6.70 x 4.97)
Bowl 1/2 stainless steel sink unit, extensive range of high and low level units, wood effect formica worktops, built-in under double oven, ceramic hob, fridge/freezer housing, plumbed for washing machine, partly tiled walls, double panelled radiator, wood laminate floor, uPvc patio doors to rear.

Bathroom

White bathroom suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, double panelled radiator, partly tiled walls, extractor fan.

First Floor

Landing.

Bathroom

Modern white bathroom suite comprising panelled bath with chrome fitments, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator, extractor fan.

Bedroom

11'4" x 10'11" (3.46 x 3.33)
Wood laminate floor, panelled radiator, built-in storage, concealed gas boiler.

Bedroom

11'2" x 10'11" (3.41 x 3.35)
Wood laminate floor, panelled radiator.

Bedroom

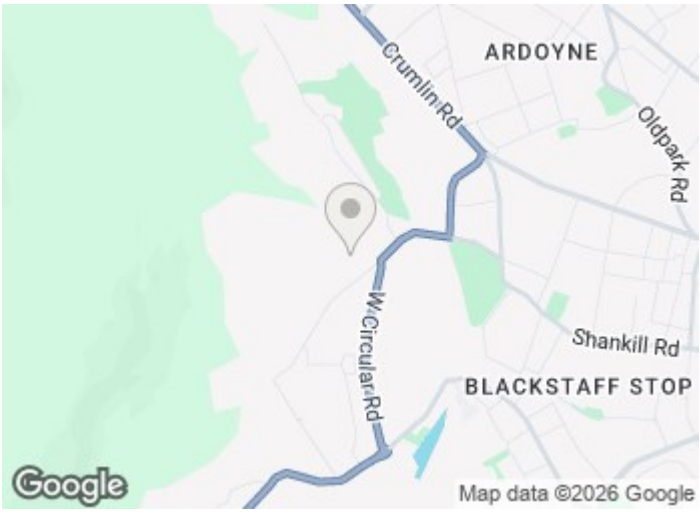
6'9" x 6'2" (2.08 x 1.88)
Panelled radiator.

Floored Roofspace

15'3" x 10'10" (4.66 x 3.32)
Velux window, double panelled radiator, under eaves storage.

Outside

Hard landscaped front garden offering off street carparking. Extensive rear in mature lawn, hedging, stone chippings and flowerbeds, raised decked patio area, garden shed, outside tap and light.



Directions

Floor Plan

25 Lyndhurst Gardens, BELFAST, BT13 3PH

Total Area: 83.7 m² ... 900 ft²

All measurements are approximate and for display purposes only

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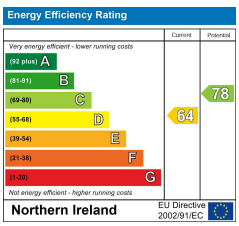

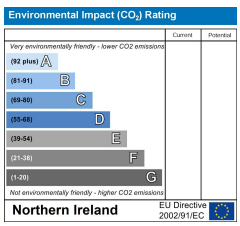

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