



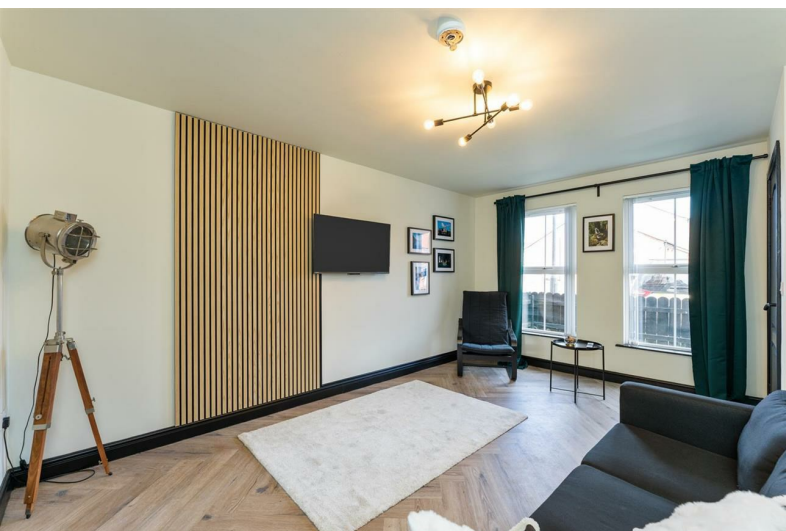
2 Lawnbrook Square, Belfast, BT13 2AG

- Mid Town House
- Spacious Lounge
- Deluxe Family Bathroom; Furnished Cloakroom
- Communal Parking Bays To Front
- Convenient Location; Immaculately Presented

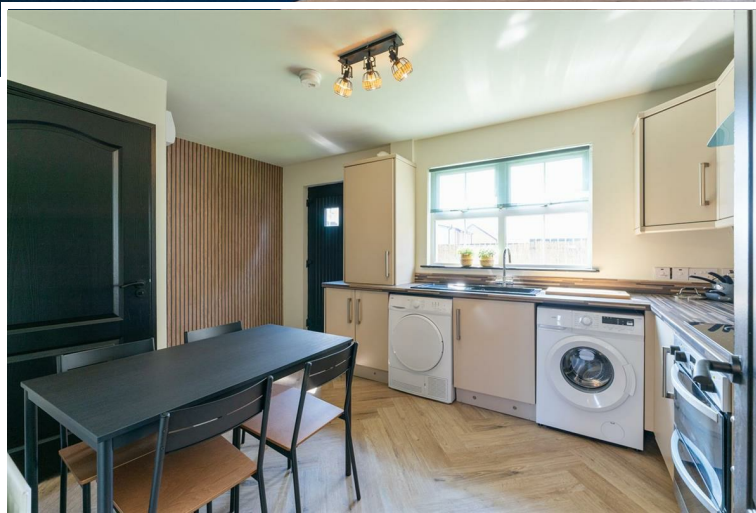
- Three Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £159,950

EPC Rating C



2 Lawnbrook Square, Belfast, BT13 2AG



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Front entrance door with double glazed panel inset. 'Herringbone' style wood laminate floor covering, continuing throughout ground floor. Stairwell leading to first floor.

LOUNGE 15'5" x 11'3"

Twin PVC double glazed windows to front elevation.



KITCHEN WITH INFORMAL DINING AREA 14'9" x 9'9" (wps)

Modern fitted kitchen with range of high and low level storage units and wood block effect melamine work surface with matching upstands. Ceramic sink unit with matching draining bay and swan neck mixer tap over. Integrated four ring touch screen hob with extractor canopy over. Integrated under counter oven and grill. Integrated fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Integrated eye level microwave unit. Hardwood door with double glazed panel inset, leading to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit with wash hand basin and WC.

FIRST FLOOR

LANDING

Access to roof space. Built in store with light.

PRINCIPAL BEDROOM 11'11" x 10'9"

DELUXE EN SUITE SHOWER ROOM

Contemporary, three piece suite comprising fully tiled shower enclosure, vanity unit with wash hand basin and WC. Thermostat controlled shower unit with drench shower head over. Tiled floor. Recessed spotlights.

BEDROOM 2 10'9" x 7'8"

Recessed spotlights.

BEDROOM 3 10'9" x 10'9" (wps)

Recessed spotlights.

DELUXE FAMILY BATHROOM 10'8" x 6'5"

Contemporary, four piece suite comprising freestanding oval shaped bath with mixer tap and shower attachment over, fully tiled shower enclosure, vanity unit with wash hand basin, and WC. Thermostat controlled shower unit with drench shower head over. Tiled floor. Heated towel radiator.

EXTERNAL

Communal parking bays finished in tarmac.

Low maintenance front garden finished in artificial grass. Entrance canopy.

Fully enclosed, low maintenance rear garden finished in paved patio, timber decking and artificial grass.



External lighting.
Outside tap.



Immaculately presented, three bedroom, mid townhouse property with fully enclosed, low maintenance rear garden, conveniently located within the popular Lawnbrook area of Belfast.

The property comprises entrance hall, spacious lounge with twin windows to front elevation, modern fitted kitchen with informal dining area, furnished cloakroom, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe family bathroom with four piece suite.

Externally, the property enjoys communal parking bays to the front, low maintenance front garden finished in artificial lawn, and fully enclosed rear garden finished in artificial lawn, timber decking and paved patio.

Other attributes include gas fired central heating, PVC double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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