COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



8 Lawnbrook Way, Belfast, BT13 2AR

- Mid Town House
- Lounge
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom
- Gardens Front And Rear
- Three Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Parking Bays
- Ideal First Time Buy / Buy To Let Investment

Offers Over £117,500

EPC Rating C





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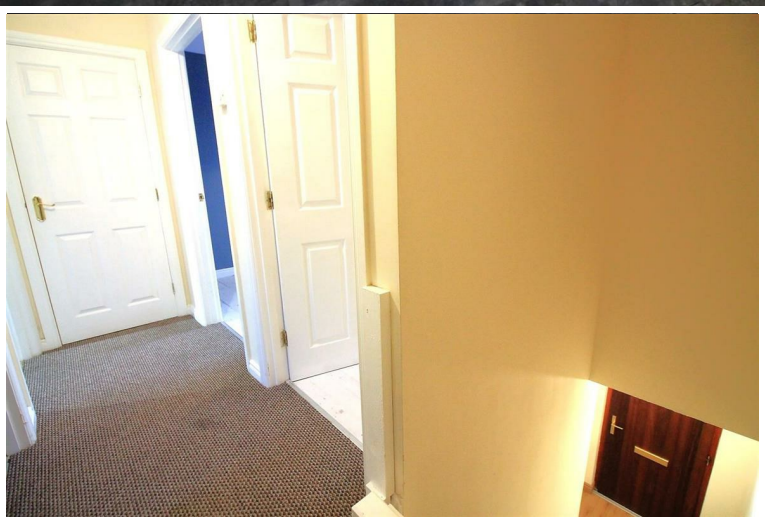


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 15'5" x 11'3" (wps)

Twin windows to front elevation. Wood laminate floor covering.







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

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tile effect wood laminate floor covering. Hardwood double glazed door to rear garden.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Tile effect wood laminate floor covering.

PRINCIPAL BEDROOM 12'0" x 10'9"

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink.

BEDROOM 2 10'10" x 7'8"

Wood laminate floor covering.

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

Wood laminate floor covering.

DELUXE BATHROOM

White four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to walls.

EXTERNAL

Communal parking bays.
Low maintenance front garden finished in decorative stone.
Entrance canopy.
Fully enclosed rear garden finished in paving, artificial grass and timber decking.
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

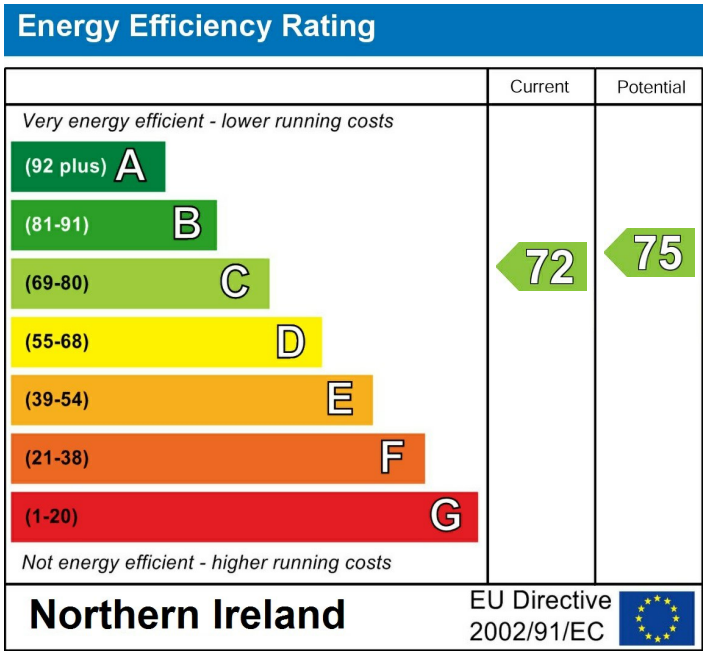
COLIN GRAHAM RESIDENTIAL
...WE SELL HOUSES

CRAWFORD MULHOLLAND FINANCIAL
William Fullerton, mortgage adviser with Crawford Mulholland Financial, found at Colin Graham Residential.
...WE DO MORTGAGES



Well presented, three bedroom, mid town house property with fully enclosed rear garden, conveniently located within the popular Lawnbrook area of Belfast. The property comprises entrance hall, 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 with en suite shower room, and deluxe bathroom with white four piece suite. Externally the property enjoys communal parking bays, fully enclosed rear garden finished in paving, artificial grass and timber decking. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.





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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PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018 in partnership with electric ireland

Telegraph PROPERTY AWARDS 2019 in partnership with electric ireland

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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