



4 Lyndhurst Grove, Belfast, BT13 3PE

- Spacious Semi Detached Home
- Bay Fronted Lounge
- Bathroom; White Three Piece Suite
- Private Driveway
- Fully Enclosed Rear Garden
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Large, Detached Garage
- Convenient Location

Offers Over £179,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Access to under stairs store.

LOUNGE 14'6" x 13'3" (wps)

Wood laminate floor covering. Bay window to front elevation. Timber clad chimney breast.



KITCHEN WITH INFORMAL DINING AREA 13'5" x 9'8"

Modern fitted kitchen with range of high and low level storage units, with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for under counter fridge. Plumbed and space for washing machine. Glass fronted display cabinets. Bay window to rear elevation. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

REAR HALL

Stairwell to first floor.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Glass shower screen over bath. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to partially floored roof space (with gas fired central heating boiler) via slingsby style ladder.

BEDROOM 1 10'9" x 10'5"

Wood laminate floor covering.

BEDROOM 2 11'5" x 9'8"

Wood laminate floor covering.

BEDROOM 3 8'3" x 6'8"

Built in wardrobe. Wood laminate floor covering.

EXTERNAL

Generous sized paved driveway area, extending to front and side.

External lighting.

Fully enclosed rear garden, finished in lawn, paved patio areas and decorative stone.

Outside tap.

LARGE DETACHED GARAGE 20'0" x 9'1"

Up and over door. Separate service door. Power and light.

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.





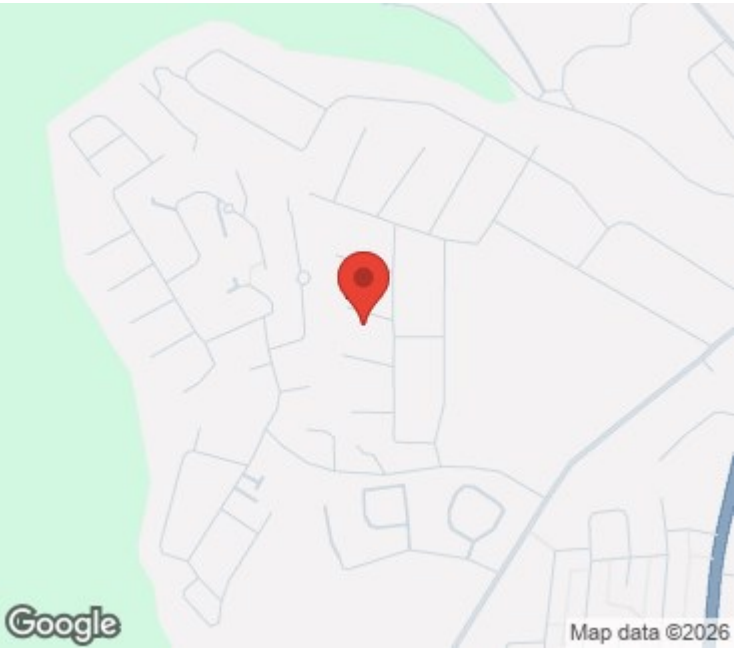
Recently refurbished, spacious, three bedroom, semi detached home with large detached garage, occupying a cul-de-sac position within the popular Lyndhurst area of North Belfast.

The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, bathroom, and three well-proportioned bedrooms.

Externally, the property enjoys private driveway, garage, and fully enclosed rear garden.

Other attributes include gas heating and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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