

12 Lyndhurst Meadows , Belfast, BT13 3XG

Offers Over £199,950

Stunning Double Extended Modern Constructed Family Home Holding A Prime Cul-De-Sac Position Within This Highly Desirable Location.

A fabulous semi-detached family home holding a mature low maintenance landscaped site within this much admired and sought after cul-de-sac location. The present owners have extensively refurbished, double extended and modernised the property creating the perfect family home. The generously proportioned accommodation comprises 3 bedrooms, 2 reception rooms with beautifully presented lounge, fabulous extended integrated kitchen with superb open plan living/dining area with patio doors to garden. The dwelling further offers utility area, excellent storage and deluxe family bathroom in white suite with feature velux window. The property benefits from oil fired central heating, uPvc double glazed windows & doors, cavity wall & roof insulation, updated joinery & doors and quality laminate and ceramic floor coverings throughout.

Ample paved driveway parking, low maintenance landscaped gardens and stylish presentation throughout add the finishing touches to a home which will not disappoint - Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	75
Northern Ireland		EU Directive 2002/91/EC	

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, Belfast, BT13 3XG



- Stunning Double Extended Modern Constructed Family Home
- Open Plan To Spacious Living/Dining
- Upvc Double Glazed Windows & Doors
- Highly Regarded Cul-De-Sac Location
- 3 Bedrooms, 2 Receptions
- Deluxe Family Bathroom
- Low Maintenance Landscaped Gardens
- Luxury Integrated Kitchen
- Oil Fired Central Heating
- Highest Presentation

Extended Entrance Porch

Composite double glazed entrance door, external lighting.

Entrance Hall

Wood laminate floor, panelled radiator.

Lounge

15'3" x 11'1" into bay (4.67 x 3.40 into bay)
Wood laminate floor, wall mounted electric fire, double panelled radiator,

Kitchen

24'7" x 19'2" at widest (7.50 x 5.85 at widest)
Bowl and a half pvc sink unit, extensive range of high gloss high and low level units, formica worktops, under oven with ceramic hob, stainless steel canopy extractor fan, tiled splash back, integrated dish washer, fridge/freezer space, wood laminate floor, under unit

lighting, utility plumbed for washing machine, built-in storage, double radiator.

Open Plan to

Living/Dining Room

Wood laminate floor, wired for wall mounted tv, double panelled radiator, pvc double doors.

First Floor

16'2" x 6'10" (4.93 x 2.10)
Built-in storage, access to roofspace, double panelled radiator.

Bedroom

12'4" x 11'3" (3.78 x 3.45)
Built-in storage, panelled radiator.

Bathroom

12'0" x 8'11" (3.67 x 2.72)
Deluxe white suite comprising

contemporary claw foot bath with chrome centre tap, shower cubicle with pvc panelled walls, electric drench style power shower, vanity unit, low flush wc, recessed lighting, chrome radiator, Lvf flooring, velux style roof light.

Bedroom

14'10" x 9'1" (4.53 x 2.78)
Panelled radiator.

Bedroom

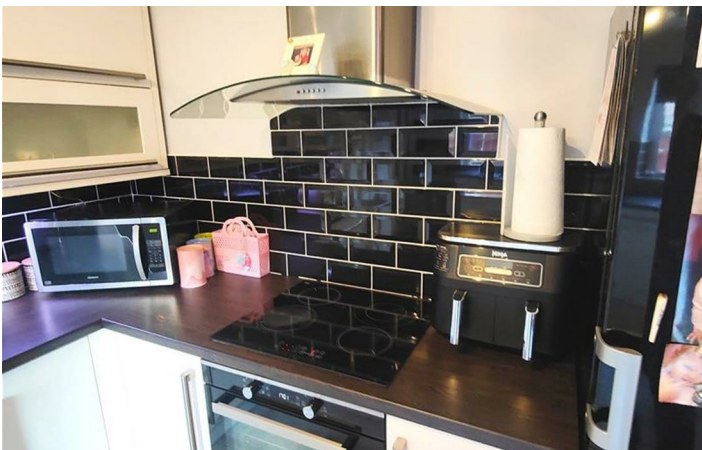
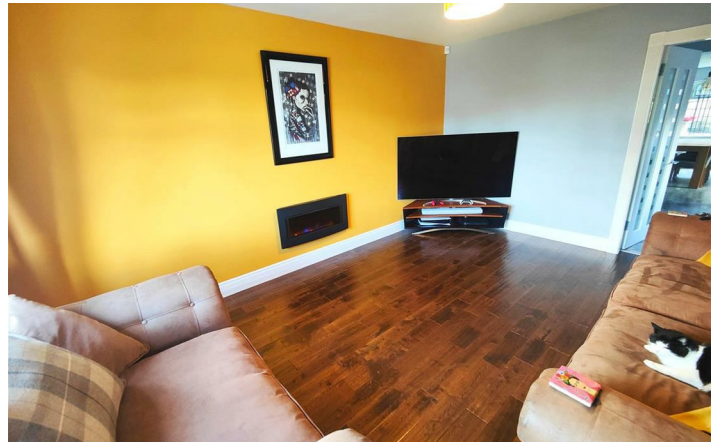
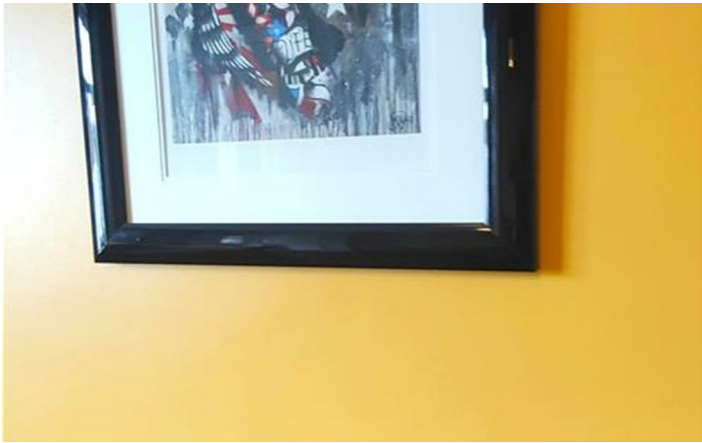
14'11" x 9'2" (4.55 x 2.81)
Double panelled radiator.

Outside

Hard landscaped gardens front and rear in artificial grass, patio, lawn and shrubs, outside security light, wired for alarm, outside tap, paved patio area, pvc oil tank, boiler house, vertical panel fencing, Victorian style gates, concrete paved driveway



Directions



Floor Plan

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