



30 Ardpatrick Gardens, Castlereagh Road, Belfast, BT6 9GF

Asking Price £214,950

Ardpatrick Gardens is conveniently positioned just off the Castlereagh road, giving resident easy access to the excellent array of shops, schools, parks and transport links that all fall along this thriving part of Belfast.

The property itself is beautifully presented and deceptively spacious. Having been thoughtfully extended, the property now consists of three double bedrooms with master ensuite, open plan living / dining area, modern fitted kitchen and white shower suite on the first floor. Externally there is off street parking to the front and a low maintenance, enclosed garden with a south easterly aspect to the rear. The property also benefits from gas fired central heating and upvc double glazing throughout.

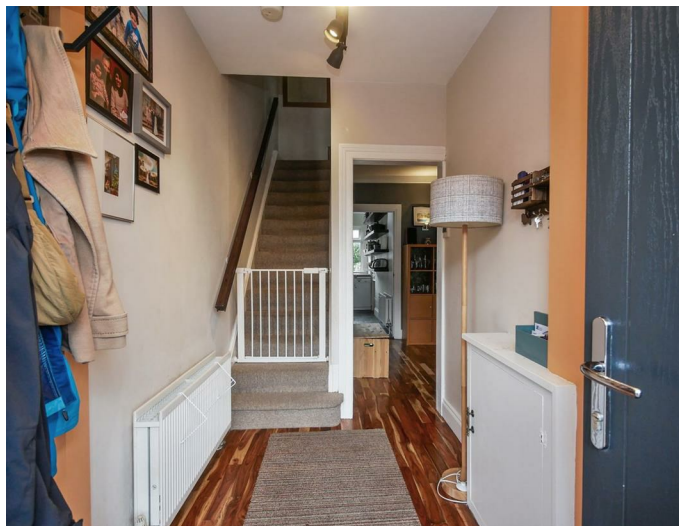
Finished to an excellent standard and located in a highly sought after location, this home will make a fantastic first time purchaser, or new home for a young family looking that extra bit of space. We don't anticipate this one sitting around for long so recommend that you arrange a viewing at your earliest convenience.

- Extended Semi-Detached Home
- Open Plan Living / Dining Area
- White Shower Suite
- Upvc Double Glazing
- Private Driveway with Off Street Parking

- Three Double Bedrooms with Master ensuite
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Low Maintenance Enclosed Rear Garden
- Fantastic location close to excellent selection of shops, schools and transport links

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Entrance Hall 5'4" x 4'9" (1.65m x 1.46m)

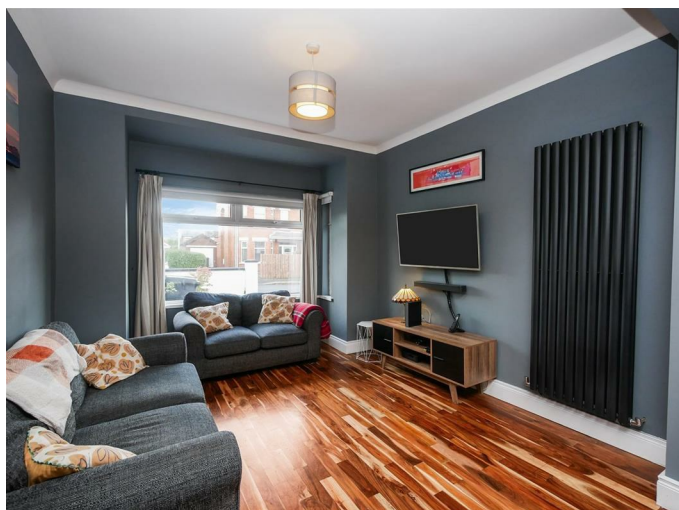


Glazed composite front door and surround opens onto entrance hall with red quarry tiles leading onto wooden flooring.

Open Plan Lounge / Dining Area 13'2" x 20'8" (4.03m x 6.30m)



(measurements at widest points) Bright and spacious open plan lounge / dining area with bay window and glazed upvc patio doors opening onto enclosed rear garden. Wooden flooring.

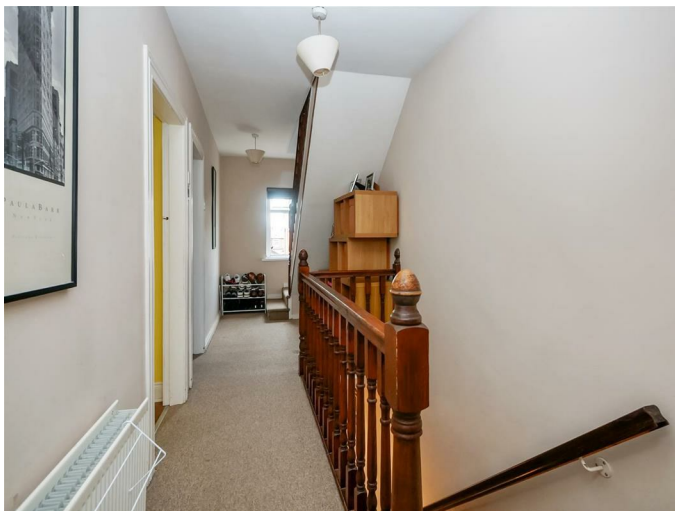


Modern Fitted Kitchen 12'11" x 5'11" (3.96m x 1.81m)



Modern fitted kitchen with a selection of lower level white gloss units complete with wooden effect countertops and upper level shelving, stainless steel sink with drainer, integrated electric oven with ceramic hob and overhead stainless steel extractor fan. Part tiled walls and tiled flooring. Access to under stair storage housing gas boiler.

First Floor



Bedroom 1 9'11" x 9'10" (3.04m x 3.00m)



Spacious double bedroom with laminate flooring.

Bedroom 2 8'8" x 9'10" (2.66m x 3.00m)



Double bedroom with laminate flooring.

White Shower Suite 7'2" x 5'10" (2.20m x 1.79m)



White shower suite comprising of corner shower cubicle, pedestal wash hand basin with stainless steel mixer taps, low flush w.c and heated chrome towel rail. White tiled walls and tiled flooring.

Second Floor



Bedroom 3 10'4" x 9'4" (3.16m x 2.87m)



Double bedroom with laminate flooring. Access to eaves storage

Ensuite 8'1" x 2'5" (2.48m x 0.75m)



Fitted ensuite comprising of low flush w.c, wash hand basin with stainless steel mixer taps and shower cubicle with upvc wall panelling.

Property Front



Private driveway to the front with Tobermore brick paving.

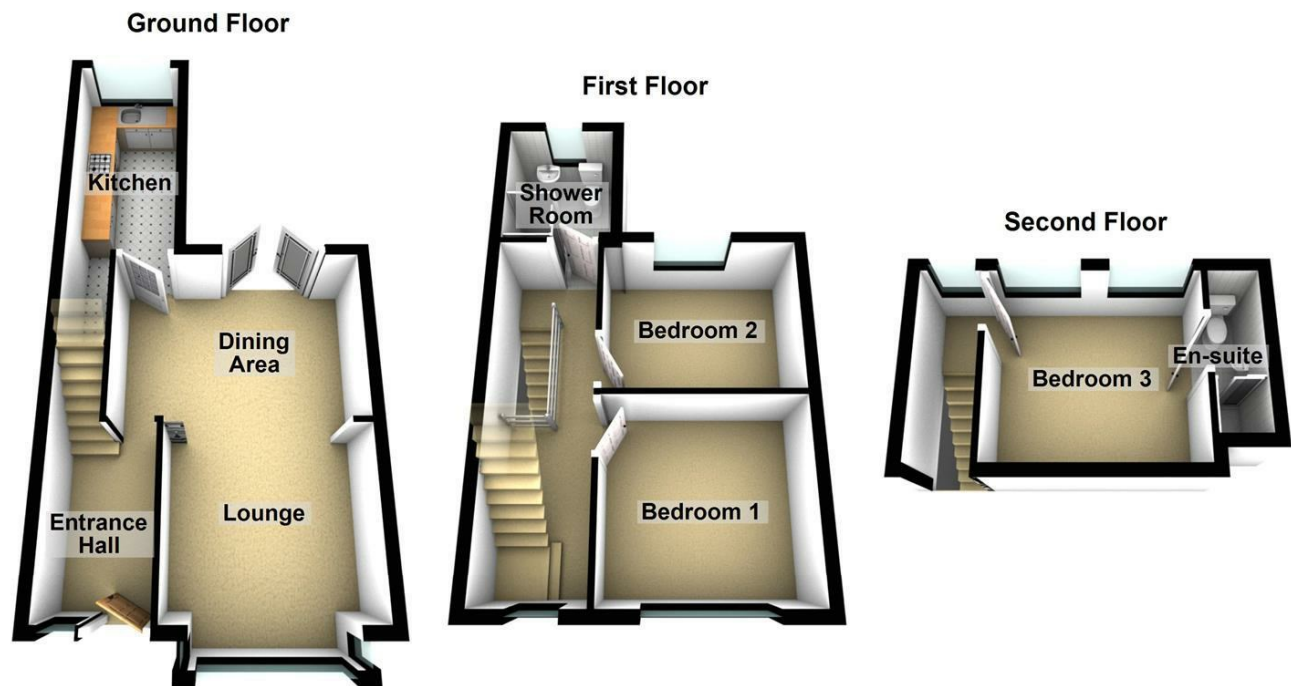
Enclosed Rear Garden



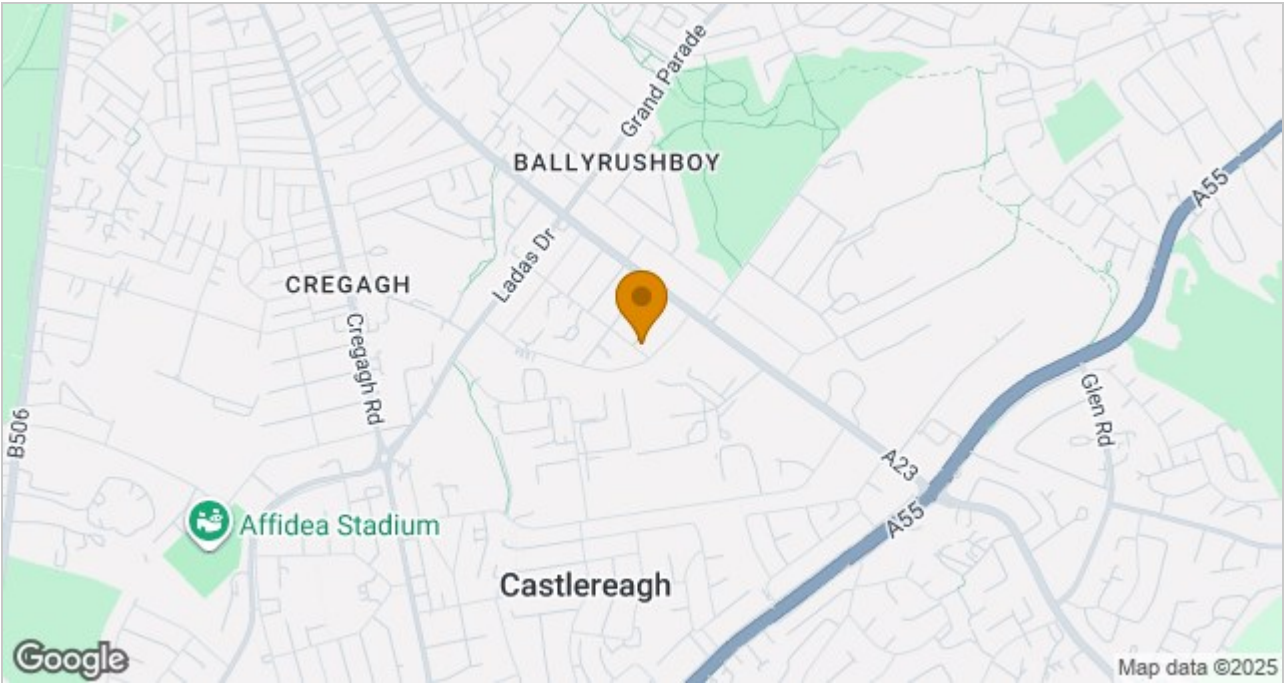
Low maintenance enclosed rear garden with south easterly aspect and access to large wooden shed which provides excellent additional storage. Covered seating area also creates a warm environment for use all year round.



Floor Plan



Area Map



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