



67 Highbury Gardens , Belfast, BT14 7LF

Offers Over £109,950

Superb Extended Townhouse In This Most Popular Section Of Ardoyne.

A superb opportunity to purchase a extended mid terrace townhouse set within this most popular section of the Ardoyne, just a stroll to the many amenities of the Crumlin Road and a short commute to the City. The spacious interior comprises 2 well proportioned bedrooms, spacious through lounge into bay, modern fitted kitchen with breakfast bar and classic white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and quality flooring throughout. Brick paver off street carparking and enclosed rear yard combines with this most convenient location to make this much loved home the ideal first time buy -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			
Northern Ireland		EU Directive 2002/91/EC	

67 Highbury Gardens

, Belfast, BT14 7LF



- Extended Modernised Townhouse
- Modern Fitted Kitchen
- Driveway Parking
- Fantastic First Time Buy
- 2 Bedrooms
- Classic White Bathroom
- Most Popular Section Of The Ardoyne
- Through Lounge Into Bay
- Upvc Double Glazed Windows
- Short Commute To The City

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Through Lounge

19'4" x 13'5" (5.90 x 4.10)

Into bay, at widest, wood laminate floor, attractive fireplace, under stairs storage, cornice ceiling, ceiling rose, pvc double glazed rear door, double panelled radiator.

Open Pan To:

Kitchen

9'8" x 8'2" (2.97 x 2.49)

Single drainer stainless steel sink

unit, extensive range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, breakfast bar, panelled radiator, uPvc door to rear.

First Floor

Landing, access to roof space.

Bathroom

Classic white bathroom suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, exposed timber floor, panelled radiator.

Bedroom

10'0" x 8'4" (3.07 x 2.56)

Wood laminate floor, double panelled radiator.

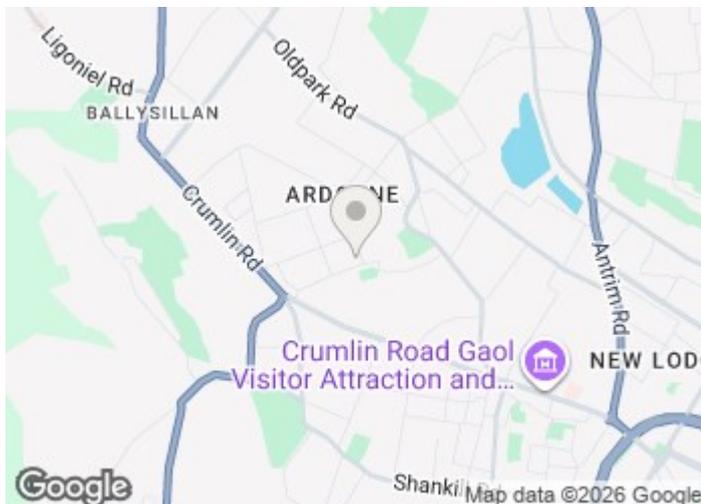
Bedroom

13'3" x 9'4" (4.05 x 2.85)

At widest, wood laminate floor, wall mounted gas boiler, panelled radiator.

Outside

Hard landscaped front garden in brick paver with off street carparking, enclosed rear yard

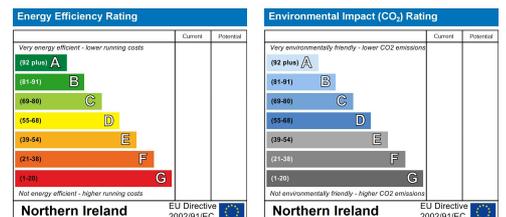


Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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