



48 Ardoyne Road , Belfast, BT14 7HZ

Offers Around £114,950

Fantastic Opportunity To Purchase An Attractive Red Brick Semi Detached Villa Within This Most Popular And Convenient Location.

This attractive red brick semi detached villa holding an elevated position within this most convenient location will have immediate appeal. The interior comprises 3 bedrooms, lounge, spacious fitted kitchen with dining area and classic white bathroom suite with separate wc. The dwelling further offers uPvc double glazed windows, gas central heating, low outgoings and ceramic and wood laminate flooring. Fantastic private gardens to the rear combines with this most convenient location with the City just a short commute away to offer a fantastic opportunity for those wishing to create the perfect family home - 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	66	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

48 Ardoyne Road , Belfast, BT14 7HZ



- Attractive Red Brick Semi Detached Villa
- Classic White Bathroom Suite
- Private Rear Gardens
- 3 Bedrooms Lounge
- Upvc Double Glazed Windows
- Popular And Convenient Location
- Fitted Kitchen With Dining Area
- Gas Central Heating
- Perfect First Time Home

Entrance Hall

Hardwood entrance door, ceramic tiled floor, double panelled radiator.

Lounge

13'1" x 9'5" (4.00 x 2.89)

Wood laminate floor, double panelled radiator.

Kitchen

11'7" x 7'11" (3.55 x 2.42)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, partly pvc panelled walls, ceramic tiled floor.

Open Plan :

Dining Area

Ceramic tiled floor, partly pvc panelled walls, built-in cupboard, concealed gas boiler, double panelled radiator.

First Floor

Landing, access to roof space, built-in cupboard.

Bathroom

Classic white bathroom suite comprising panelled bath, thermostatically controlled telephone handset shower, pedestal wash hand basin, fully tiled walls, panelled radiator.

Separate Wc

White suite comprising low flush wc, outside light and tap. pvc panelled walls.

Bedroom

10'2" x 6'6" (3.10 x 2.00)

Wood laminate floor, panelled radiator.

Bedroom

13'7" x 10'2" (4.16 x 3.12)

Wood laminate floor, panelled radiator.

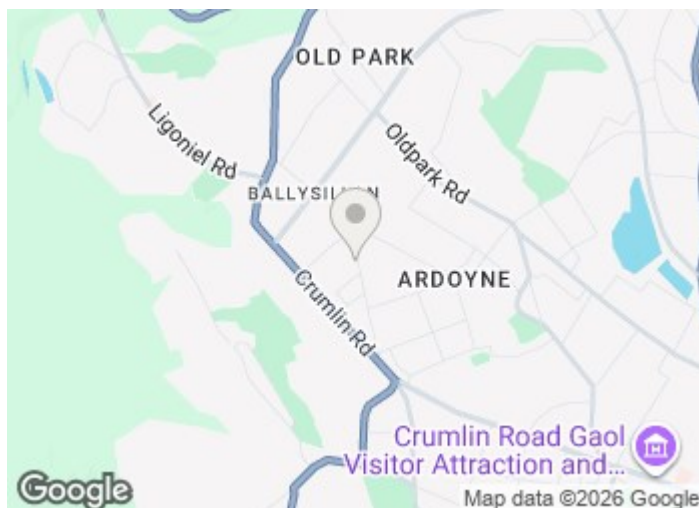
Bedroom

11'4" x 7'11" (3.46 x 2.43)

Wood laminate floor, built-in cupboard, panelled radiator.

Outside

Hard landscaped garden to front in chipping stones, rear garden in mature lawn with patio area,

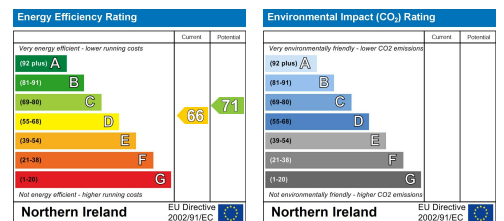


Directions



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORETSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark