



## 76 Farrington Gardens , Belfast, BT14 7LT

**Offers Over £129,950**

Impressive Modernised 4 Bedroom Town Terrace in Ever Popular Ardoyne Location.

A rare opportunity to purchase a generously proportioned 4 bedroom town terrace holding an excellent site with landscaped gardens within this ever popular location. The richly appointed interior comprises 4 bedrooms, principal bedroom with en-suite shower cubicle, spacious lounge, luxury integrated kitchen with built-in range style cooker, fridge freezer and fully tiled white bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, oil fired central heating, downstairs furnished cloakroom, extensive use of wood laminate and ceramic floor coverings and improved joinery including oak internal doors. Driveway parking and delightful landscaped gardens with feature covered decking combines with this most convenient location to make this a home which will not disappoint - Early Viewing is highly recommended.

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

# 76 Farrington Gardens

, Belfast, BT14 7LT



- Impressive 4 Bedroom Town Terrace
- Fully Tiled Bathroom Suite
- Pvc Fascia Eaves
- Most Convenient Location
- Spacious Lounge
- Furnished Cloakroom En-Suite Shower
- Oil Fired Central Heating
- Luxury Integrated Kitchen
- Pvc Double Glazed Windows
- Superb Landscaped Gardens

## Entrance Hall

Pvc double glazed entrance door, ceramic tiled floor, double doors to:

## Lounge

18'8" x 11'11" (5.70 x 3.64)

Wood laminate floor, double panelled radiator.

## Kitchen

13'5" x 15'2" (4.09 x 4.64)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, wooden worktops, built-in range style cooker, integrated fridge freezer space, stainless steel extractor fan, plumbed for washing machine, partly tiled walls.

Dining Area - Double panelled radiator.

## Rear Lobby

Built-in cupboard x 2, ceramic tiled floor, double panelled radiator, hardwood door to rear.

## Furnished Cloakroom

White suite comprising vanity unit, low flush wc, pvc ceiling, ceramic tiled floor, feature radiator.

## First Floor

Landing, access to roof space.

## Bathroom

Fully tiled contemporary white suite comprising walk-in shower, electric telephone handset shower unit, vanity unit, low flush wc, pvc ceiling, recessed lighting, ceramic tiled floor, built-in cupboard, chrome radiator.

## Bedroom

10'2" x 6'8" (3.12 x 2.04)

Wood laminate floor, panelled radiator.

## Bedroom

12'3" x 5'2" (3.74 x 1.58)

Wood laminate floor, panelled radiator.

## Bedroom

14'11" x 10'2" (4.56 x 3.10 )

Wood laminate floor, double panelled radiator.

## Bedroom

12'4" x 9'11" (3.76 x 3.03)

Wood laminate floor, panelled radiator.

En-Suite Shower - Comprising fully tiled shower cubicle, electric telephone handset shower.

## Outside

Driveway parking. Front garden in mature lawn, flower beds, artificial grass, storage. Rear garden in composite decking, artificial grass, flower beds, pvc oil tank, boiler house, outside light and tap.



## 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.



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