



118a Ardenlee Avenue

Belfast
BT6 0AD

Offers Over £450,000

- Recently Refurbished, Red Brick, Bay Fronted Detached Family Home
- Finished To An Excellent Standard
- One Of Belfast's Most Popular Locations
- Bright And Spacious Bay Fronted Living Room
- Stunning Open Plan Kitchen / Living / Dining
- Three Generous Bedrooms
- Luxury First Floor Family Bathroom
- Downstairs Shower Room & Utility Room
- Fixed Staircase To Floored Roof space With Light, Power, Heat And Panoramic Window

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		