



## 66 Ladas Way, Off Ladas Drive, Belfast, BT6 9ND

**Asking Price £125,000**

Ladas Way is conveniently positioned just between the Cregagh and Castlereagh Road and runs directly off Ladas Drive. With an excellent selection of schools, shops, open green areas and public transport links all found nearby, you can be sure that your daily needs are always catered for.

The property itself is an end terrace home that comprises of two double bedrooms, spacious lounge / fitted kitchen with dining area, a large conservatory and a white shower suite on the first floor. The property also benefits from gas fired central heating, double glazing (Bar 1). Malone Rugby club and Cregagh Cricket clubs are literally a few minutes walk away. This home is deceptively spacious that would make a fantastic first time buy or investment. Viewings are available now!

- End terrace home
- Spacious lounge
- Conservatory
- Gas central heating
- Good size gardens to the rear
- Two good size bedrooms
- Kitchen open to dining area
- 1st floor shower suite
- Double glazed windows (Bar 1)
- Cul de sac setting

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      | 65        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| Northern Ireland                            |   |                         |           |
|   |   | EU Directive 2002/91/EC |           |

### The accommodation comprises

Hardwood and glass panelled front door leading to the entrance porch.

### Entrance porch 7'4 x 6'3 (2.24m x 1.91m)

Built in storage. Glass panelled inner door leading to the entrance hall.

### Entrance hall

### Lounge 13'9 x 12'3 (4.19m x 3.73m)



### Kitchen / dining 15'3 x 10'10 (4.65m x 3.30m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, pvc panelled walls, plumbed for washing machine, 4 ring hob and under oven, fridge space, open to the dining area

### Dining area



Under stairs storage. Access to the conservatory

### Conservatory 13'9 x 10'10 (4.19m x 3.30m)



Tiled floor.

### 1st Floor

Landing, access to the roof space, built in storage with gas boiler.

**Bedroom 1 12'3 x 8'8 (3.73m x 2.64m)**



Built in robe with additional built in bedroom furniture.

**Bedroom 2 11'9 x 8'9 (3.58m x 2.67m)**



Built in sliding robe. Laminate flooring.

**Shower room 6'1 x 5'5 (1.85m x 1.65m)**



White suite comprising shower cubicle with Mira Sport shower, low flush w/c, pedestal

wash hand basin, fully tiled walls, wood panelled ceiling.

**Outside**

**Front area**



Paved area to the front, side gate access to the rear gardens.

**Rear gardens**

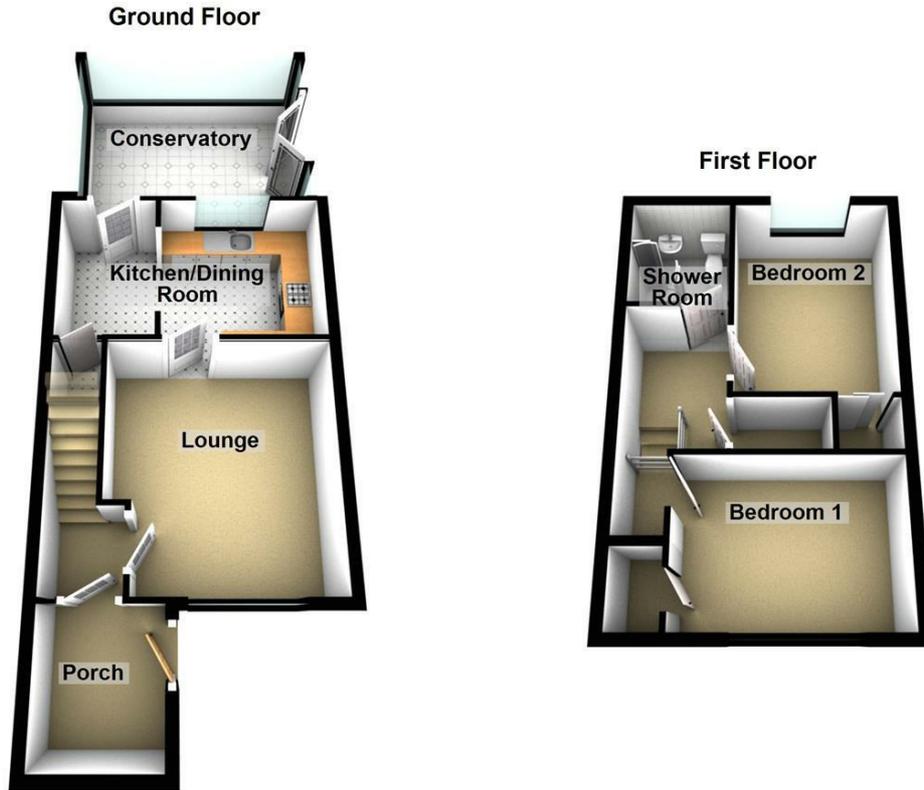


Large low maintenance gardens to the rear paved with loose stone border, outside tap.

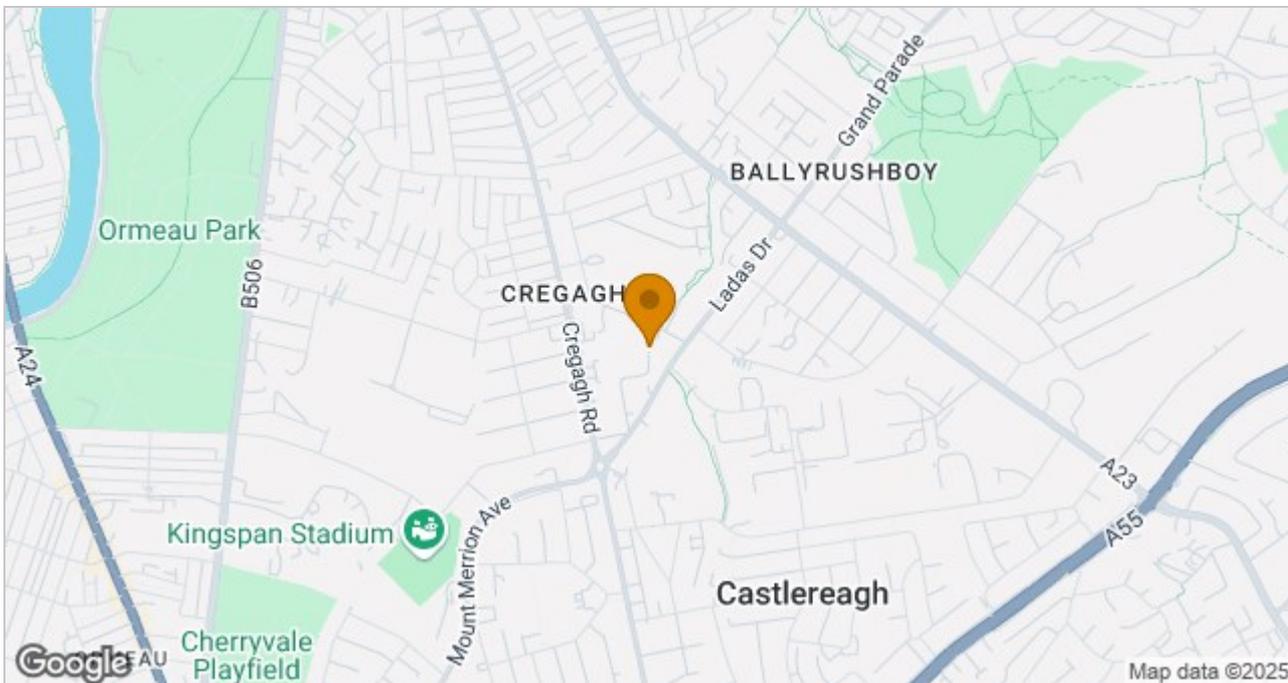
**Rear elevation**



## Floor Plan



## Area Map



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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