



13 Ladybrook Park, Belfast

Offers Around £169,950

Positioned within a desirable area enjoying the doorstep convenience offered by Finaghy Road North this extended semi detached family home boasts well appointed living accommodation throughout. Three good bedrooms. Two separate reception rooms (including extended living room). High gloss fitted kitchen / dining area. Extended downstairs shower suite. Newly installed white Upvc double glazed windows. Luxury recently fitted white bathroom suite. Recently re-wired. Newly installed gas central heating system. Floored and sheeted roof space. Detached garage. Private and secure rear gardens. Walking distance to excellent transport links, bus, rail, local shops and schools. Well worth viewing. EPC G18



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Ground floor

Entrance porch/hall;

Lounge

15'11 x 12'6 (4.85m x 3.81m)

Feature fire place and slate hearth, wooden effect stripped floor, storage under stairs, feature brass rail;

Kitchen/dining area

15'10 x 8'4 (4.83m x 2.54m)

Range of high and low level built-in units, Formica work surfaces, single drainer stainless steel sink unit, integrated fridge, overhead extractor hood, pvc wall coverings, ceramic tiled floor;

Rear porch

Built-in cupboard, upvc double glazed back door;

Extended Downstairs shower room

Shower facility, pedestal wash hand basin, low flush w.c, electric shower unit, heated towel rail, pvc wall coverings;

Extended living room

14'11 x 9'6 (4.55m x 2.90m)

First floor

Bedroom 1

14'2 x 8'7 (4.32m x 2.62m)

Bedroom 2

9'4 x 8'7 (2.84m x 2.62m)

Bedroom 3

7'0 x 6'10 (2.13m x 2.08m)

Built-in robe;

White bathroom suite

Panelled bath, pedestal wash hand basin, low flush w.c, tiling;

Roof-space

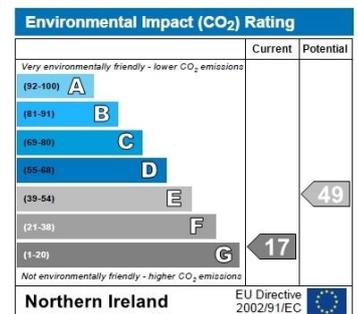
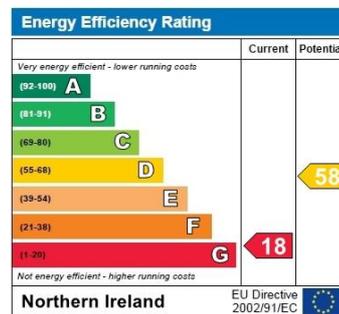
Floored and sheeted;

Outside

Driveway to front to detached garage, enclosed and private rear gardens in lawns, walled;

Detached garage

Feature doors, light and power, oil fired boiler.



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Questions you may have.

WHICH MORTGAGE WOULD SUIT ME BEST?

HOW MUCH DEPOSIT WILL I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact Tracey Perry on 028 90605200

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

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PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

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