



## 87 Ardoyne Road , Belfast, BT14 7HZ

**Offers In The Region Of  
£89,950**

A Magnificent Extended End Of Terrace In This Increasingly Sought After Location.

Holding a prime position within this increasingly popular and most convenient location this attractive extended red brick end of terrace is ideally suited to the investor or first time buyer alike. The extended interior comprises 2 bedrooms, through lounge, fitted kitchen with extended utility room off and modern white bathroom suite. The dwelling further offers , oil fired central heating, single glazed windows and extensive use of wood laminate and ceramic floor coverings. Private gardens and low outgoings combines with a most convenient location within easy reach of the city makes this an opportunity not to be missed.

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>		30	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>			
			63
			30
EU Directive 2002/91/EC			

# 87 Ardoyne Road

, Belfast, BT14 7HZ



- Extended End Of Terrace
- Extended Utility Room
- Private Hard Landscaped Gardens
- 2 Bedrooms Through Lounge
- Oil Fired Central Heating
- Low Out Goings
- Fitted Kitchen
- Modern White Bathroom Suite

## Entrance Hall

Mahogany entrance door, panelled radiator, ceramic tiled floor.

## Through Lounge

18'6" x 9'10" (5.64 x 3.02)

Attractive fireplace, two panelled radiators, wood laminate floor.

## Kitchen

10'8" x 7'8" (3.27 x 2.35)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, fridge/freezer space, tall larder, glass display unit, partly tiled

walls, ceramic tiled floor, double panelled radiator.

## Utility Room/Dining Area

12'10" x 5'11" (3.92 x 1.82)

Plumbed for washing machine, ceramic tiled floor, double panelled radiator.

## First Floor

### Bedroom

15'1" x 8'11" (4.62 x 2.72)

Built-in robe, wood laminate floor, outside light and tap, green panelled radiator.

### Bedroom

9'11" x 8'7" (3.03 x 2.63)

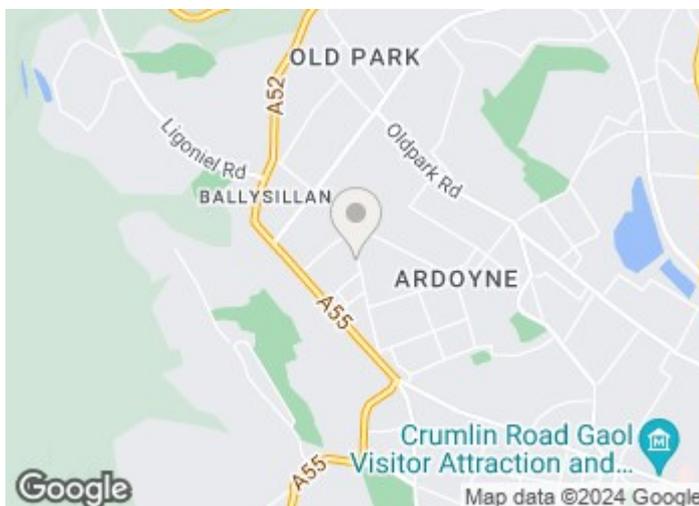
Panelled radiator, wood laminate floor.

## Bathroom

White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c., panelled radiator, hotpress, pvc panelled walls, ceramic tiled floor.

## Outside

Gardens front and rear in flowerbeds and patio, oil fired central heating boiler, oil tank, house, garden shed.



## Directions



# Floor Plan

87, Ardoyne Road, BELFAST, BT14 7HZ



Ground Floor

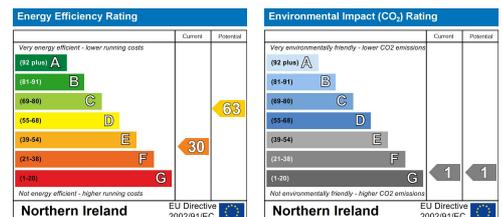


First Floor

Total Area: 67.7 m<sup>2</sup> ... 729 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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