



ULSTER PROPERTY SALES

# UPS

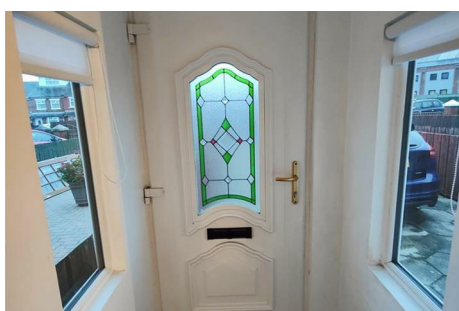
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 20 Ladbroke Drive , Belfast, BT14 7ND

**Offers In The Region Of  
£109,950**

Extended Superbly Appointed Mid Town Terrace Presented To A High Standard Set Within This Most Popular Section Of The Ardoyne.

A heavily extended mid terrace holding a prime position within this most popular location. Internally this extended family home offers spacious well proportioned accommodation and comprises 2 bedrooms, roofspace with en-suite shower room, 2 reception rooms, extended fitted kitchen incorporating built-in under oven, ceramic hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, pvc fascia and eaves and extensive use of wood laminate and ceramic floor coverings. Patio garden to front with off street car parking and a most convenient location with every possible amenity within walking distance makes this a home 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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	71	72
EU Directive 2002/91/EC		

# 20 Ladbroke Drive

, Belfast, BT14 7ND



- Heavily Extended Period Town Terrace
- Modern White Bathroom
- Gas Central Heating
- Very Popular Location
- 2 Bedrooms 2 Reception Rooms
- En-suite Showeroom
- Off Street Carparking
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Pvc Facia And Eaves

**Extended Entrance Porch**

Upvc double glazed entrance door.

**Open Entrance Hall**

Wood laminate floor.

**Lounge into Bay**

14'0" x 13'5" (4.28 x 4.09)

Wood laminate floor, double panelled radiator.

Double doors

**Dining Room**

13'5" x 7'1" (4.10 x 2.18)

Ceramic tiled floor, panelled radiator.

**Extended Kitchen**

10'4" x 7'3" (3.17 x 2.23)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and hob , stainless steel canopy

extractor fan, fridge freezer space, plumbed for washing machine, partly tiled walls, panelled radiator, recessed lighting, ceramic tiled floor. Upvc double glazed door

**First Floor**

Landing

**Bathroom**

Modern white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, feature radiator, pvc panelled walls, pvc ceiling. recessed lighting.

**Bedroom**

9'8" x 7'10" (2.96 x 2.39)

Wood laminate floor, panelled radiator.

**Bedroom**

10'7" x 9'8" (3.25 x 2.96)

Wood laminate floor, panelled radiator. concealed gas boiler.

**Roofspace**

12'1" x 10'7" (3.70 x 3.25)

Fixed staircase

Dormer window, built-in mirrored wardrobes, recessed lighting.

**En-suite Shower Room**

White suite comprising wash hand basin, low flush, shower cubicle, thermostatically controlled shower unit, Pvc panelled walls and ceiling, panelled radiator.

**Outside**

Extensive front garden in patio with carparking. Enclosed covered rear yard.



**Directions**





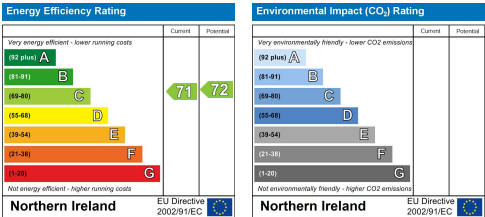
Floor Plan

20, Ladbrook Drive, BELFAST, BT14 7ND



Total Area: 74.0 m² ... 797 ft²  
All measurements are approximate and for display purposes only

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