



## 12 Ainsworth Drive , Belfast, BT13 3EJ

**Offers In The Region Of  
£89,950**

A Superb Extended And Extensively Modernised Town Terrace In This Ever Popular Location

A magnificent town terrace which has been extended and modernised to the highest standard. The richly appointed interior comprises 2 double bedrooms, lounge, luxury fitted kitchen incorporating built-under oven and ceramic hob with dining and extended bathroom to ground floor in white suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, double built-in mirrored slide robes, wood laminate floor coverings and has been maintained to the highest standard throughout.

Superbly positioned to the many excellent local amenities, and only a short commute to the City Centre, this property is perfect for a first time buyer or investor alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		73	73
EU Directive 2002/91/EC			

# 12 Ainsworth Drive

, Belfast, BT13 3EJ



- Superb Extended And Modernised Town Terrace
- Luxury Fitted Kitchen with Dining
- Gas Central Heating
- 2 Double Bedrooms
- Extended Bathroom in White Suite
- Ever Popular Location
- Lounge
- uPvc Double Glazed Windows
- Highest Presentation

## Enclosed Entrance Porch

UPvc double glazed entrance door, wood laminate floor.

## Lounge

14'9" x 9'5" (4.51 x 2.88)

Double panelled radiator, wood laminate floor, under stairs storage.

## Kitchen

12'3" x 9'1" (3.75 x 2.78)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, stainless steel canopy extractor fan, glass

display unit, integrated under fridge, partly tiled walls, ceramic tiled floor.

## Dining Area

## Rear Lobby

UPvc rear door, plumbed for washing machine, cupboards above.

## Extended Bathroom

Modern white suite comprising walk in shower cubicle, thermostatically controlled shower unit, drench shower, vanity unit, low flush wc, chrome radiator, fully tiled walls, pvc ceiling, recessed lighting.

## First Floor

Landing.

## Bedroom

12'5" x 8'1" (3.81 x 2.48)

Double panelled radiator, wood laminate floor.

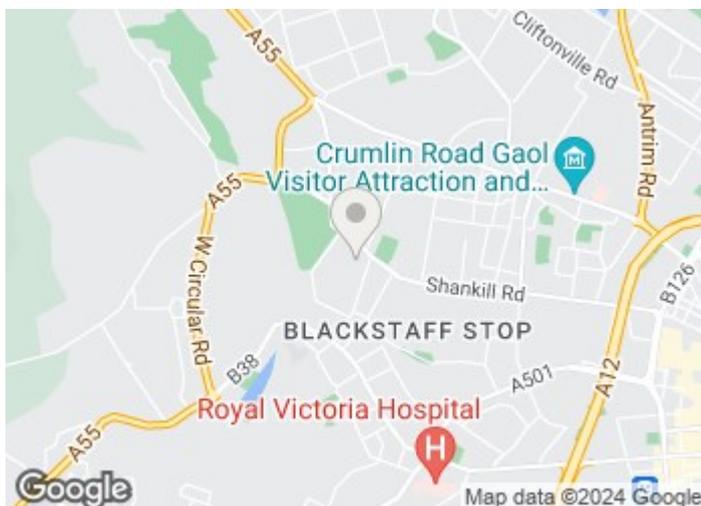
## Bedroom

11'4" x 9'4" (3.46 x 2.85)

Twin built-in mirrored slide robes, wood laminate floor, double panelled radiator.

## Outside

Enclosed rear yard, store, gas boiler, power and light. Outside light and tap.

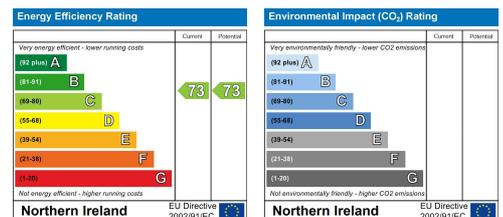


## Directions



# Floor Plan

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.



ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200  
**BALLYHACKAMORE**  
028 9047 1515  
**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155  
**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432  
**CAVEHILL**  
028 9072 9270  
**DOWNPATRICK**  
028 4461 4101

**FORETSIDE**  
028 9064 1264  
**GLENGORMLEY**  
028 9083 3295  
**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444  
**RENTAL DIVISION**  
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark