



63 Etna Drive , Belfast, BT14 7LH

Offers Around £119,950

A Uniquely Extended Townhouse With Spacious Rear Garden In This Most Popular Ardoyne Location.

A superb opportunity to purchase a uniquely extended townhouse with spacious rear garden set within this most popular section of the Ardoyne, just a stroll to the many amenities of the Crumlin Road and a short commute to the City. The spacious interior comprises 3 bedrooms, master on ground floor, extended modern fitted kitchen and white bathroom suite with walk in shower also on the ground floor. The dwelling further offers gas central heating, uPvc double glazed windows, doors, coloured bathroom suite, superb roofspace storage via fixed staircase and has been significantly updated over many years of family ownership ideal for those with a mobility issue or looking to remodel to suit an individual need. Spacious hard landscaped gardens to rear combines with the most convenient location to make this spacious and uniquely extended much loved family home the ideal first time buy - Early Viewing is highly recommended.

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		
Northern Ireland		EU Directive 2002/91/EC

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, Belfast, BT14 7LH



- Uniquely Extended Townhouse
- 3 Bedrooms Master On Ground Floor
- Superb Roofspace Storage
- Lounge Modern Fitted Kitchen
- Twin Bathrooms
- Gas Central Heating
- Upvc Double Glazed Windows
- Hard Landscaped Gardens
- Much Loved Family Home
- Most Popular Ardoyne Location

Entrance Hall

Upvc double glazed entrance door, wood laminate floor..

Lounge

14'2" x 10'7" (4.34 x 3.23)
Attractive fireplace, wood laminate floor, double panelled radiator.

Kitchen

15'3" x 6'5" (4.65 x 1.98)
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker, fridge/freezer space, plumbed for washing machine, partially tiled walls, Lvf flooring, panelled radiator.

Rear Lobby

Wood laminate floor, wall mounted gas boiler, pvc door to rear.

Bedroom

11'7" x 8'0" (3.55 x 2.44)
Wood laminate floor, panelled radiator.

Bathroom

7'6" x 8'1" (2.29 x 2.47)
Contemporary white suite comprising walk-in shower cubicle, electric shower, pedestal wash hand basin, low flush wc, partially tiled walls, Lvf flooring, panelled radiator.

First Floor

Landing, access to roofspace.

Bathroom

Coloured bathroom suite panelled bath, telephone handset shower, pedestal wash hand basin, low flush wc, partially tiled walls, Lvf flooring, panelled radiator.

Bedroom

9'11" x 6'10" (3.03 x 2.10)
Panelled radiator.

Bedroom

13'3" x 10'1" (4.06 x 3.09)
Panelled radiator.

Roofspace Storage

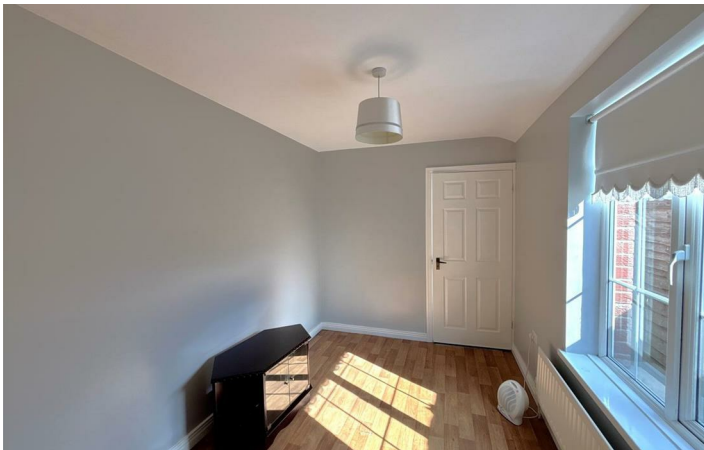
Fixed staircase to:
11'11" x 6'9" (3.65 x 2.08)
Under eaves storage x 2.

Outside

Hard landscaped gardens front garden and rear, concrete pavers, panel fencing.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

