



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 56 Ladbrook Drive , Belfast, BT14 7ND

**Offers Over £109,950**

Superb Double Extended End Townhouse In This Most Popular Ardoyne Location.

A superb opportunity to purchase a double extended end townhouse 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 2 spacious bedrooms, through lounge into bay, open plan to modern kitchen and contemporary twin bathroom suites to ground and first floor. The dwelling further offers recent gas central heating, uPvc double glazed windows, doors, pvc fascia, eaves, replacement rainwater goods and has been well maintained and significantly updated over many years of family ownership. Brick paver off street carparking and enclosed rear yard combines with the most convenient location to make this spacious 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) <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		
Northern Ireland		EU Directive 2002/91/EC



# 56 Ladbrook Drive

, Belfast, BT14 7ND



- Superb Double Extended Townhouse
- Recently Fitted Kitchen
- Recent Gas Heating
- Much Loved Family Home
- 2 Double Bedrooms
- Twin Bathrooms
- Enclosed Rear Yard
- Through Lounge Into Bay
- Upvc Double Glazed Windows
- Off Street Parking

**Entrance Hall**

Upvc double glazed entrance door, outside light, ceramic tiled floor. walls, ceramic tiled floor, pvc ceiling,boiler, wood laminate floor, double recessed lighting, panelled radiator.

**Through Lounge**

13'4" x 13'7" (4.07 x 4.15)  
Attractive stone fireplace, ceramic tiled floor, double radiator x 2.

Archway to:

**Kitchen**

13'6" x 7'3" (4.12 x 2.23)  
Single drainer stainless steel sink unit, extensive range of high gloss high and low level units, formica worktops, ceramic hob, steel under oven, fridge/freezer space, plumbed for washing machine, partially tiled

**Rear Lobby**

Pvc panelled walls, ceramic tiled floor, pvc door to rear.

**Bathroom**

Fully tiled white suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush wc, panelled radiator, pvc panelled walls, pvc ceiling, ceramic tiled floor.

**First Floor**

Access to roofspace.

**Bedroom**

10'2" x 12'5" (3.12 x 3.80)  
Built in storage, concealed gas

**Bedroom**

9'8" x 8'0" (2.97 x 2.46)  
Wood laminate floor, panelled radiator.

**Bathroom**

Fully tiled white suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, panelled radiator, tiled walls, ceramic tiled floor.

**Outside**

Front garden with brick paver off street carparking via gates. Enclosed rear yard.



**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.

