

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 ARDVARNA CRESCENT, BELFAST, BT4 2GJ**

**OFFERS AROUND £229,950**



A beautifully presented semi-detached home, located within a mature residential area, and offering attractive accommodation, including South facing rear garden with raised decking and detached garage.

The accommodation includes entrance hall with ceramic tiled flooring, good size lounge with hole-in-wall fireplace, comprising multi-fuel stove with slate tile hearth, and wood effect porcelain tiled flooring. Dining room with ceramic tiled flooring, and sliding patio doors to rear composite decking area. Modern kitchen, including granite worktops with upstand, integrated appliances, ceramic tiled flooring and recessed spotlighting.

The first floor includes three well proportioned bedrooms, all with built-in wardrobes, and luxury shower room comprising large walk-in shower cubicle with rainfall shower, attractive vanity unit with illuminated mirror, porcelain tiled flooring and PVC cladding. The property further benefits from a slingsby ladder to partly floored roofspace with electric light.

The outside enjoys a front garden with lawn and fence, gated driveway to side leading to detached garage. Enclosed South facing rear garden with lawn, Tobermore paving, and superb raised composite decking area, perfect for evening BBQs. Sitting within a cul-de-sac, in a much sought after area close to many of East Belfasts popular amenities, not to mention schools and bus routes, this is ideal for young buyers and families.



## Key Features

- Excellent Red Brick Semi-Detached Home In A Popular Location
- Dining Room With Sliding Patio Doors To Composite Decking Area
- Three Well Proportioned Bedrooms, All With Built-In Wardrobes
- Gated Driveway, Detached Garage And Lawns To Front And Rear
- Spacious Lounge With Fireplace & Wood Effect Porcelain Flooring
- Modern Kitchen With Granite Worktops And Integrated Appliances
- Luxury Shower Room With Walk-In Shower And Porcelain Flooring
- Convenient Location Close To A Wide Range Of Amenities And Bus Routes



### Accommodation Comprises

#### Entrance Hall

Ceramic tiled floor. Cloak cupboard under stairs.

#### Lounge

12'8 x 10'5

Hole in wall fireplace with multi fuel stove and tiled slate hearth. Wood effect porcelain tiled floor.

#### Dining Room

11'6 x 10'5

Ceramic tiled floor. Sliding patio doors.

#### Kitchen

8'4 x 8'4

Modern range of high and low level units, granite work surfaces with upstand and single drainer, inset 1 1/4 bowl stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, integrated under counter fridge, ceramic tiled flooring, recessed spotlighting.

#### First Floor

##### Landing

Access to roofspace.

##### Bedroom 1

11'9 x 10'6

Including range of built-in wardrobes with sliding part mirrored doors.

##### Bedroom 2

10'6 x 10'2

Including range of built-in wardrobes with sliding mirrored doors.

##### Bedroom 3

8'7 x 8'4

Including built-in wardrobe.

##### Shower Room

Modern white suite comprising large walk-in shower cubicle with built-in rainfall shower and handheld shower, vanity unit with mixer tap, illuminated mirror, low flush WC, PVC wall cladding, porcelain tiled flooring, PVC panel ceiling with recessed spotlighting, chrome feature radiator, extractor fan.

##### Roofspace

Sliding ladder to partly floored roofspace with light.

##### Outside

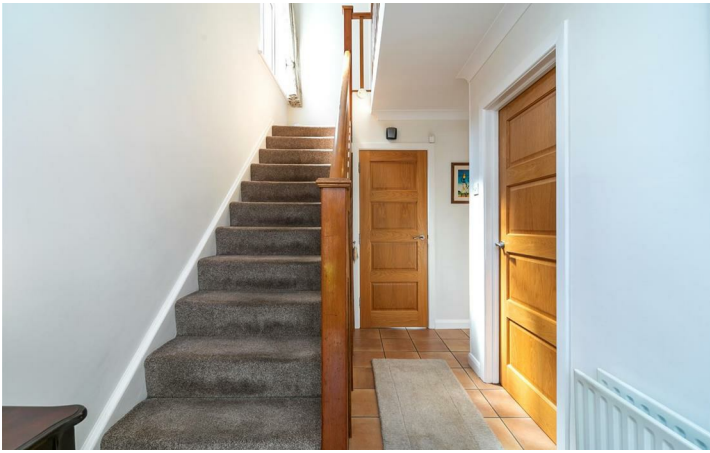
Front garden with lawn and flowerbeds, tarmac driveway to side leading to garage, enclosed South facing garden with lawn, Tobermore paving and raised composite decking area. Flowerbeds. Oil storage tank.

##### Detached Garage

18'9 x 10'0

Light and power. Plumbing for washing machine with worktop and electric up and over door.













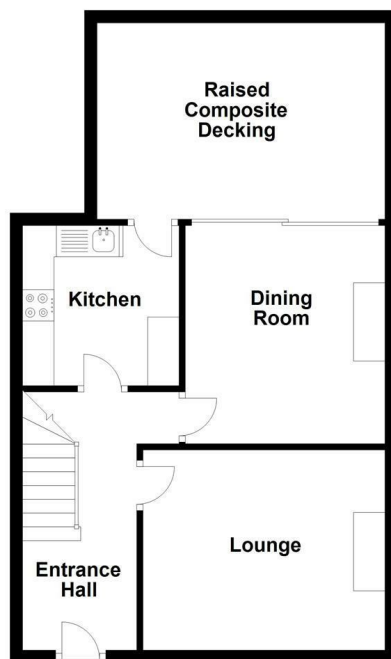








Ground Floor



First Floor



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>	56	70
		EU Directive 2002/91/EC

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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