



11 Ashdene Drive, Belfast, BT15 3FS

Offers Over £119,950

- Semi detached property in highly popular cul de sac location
- Lounge, open plan with the dining room
- Washroom
- Gas fired central heating
- Located close to excellent schools, shops and frequent public transport facilities
- 2 Bedrooms (previously 3)
- Kitchen
- Double glazing in uPVC (except kitchen window)
- Enclosed yard to rear

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A well presented semi detached property situated in a highly popular cul de sac location, offering excellent potential for families and first time buyers alike. The accommodation currently comprises two bedrooms, although the property was previously 3 three bedrooms, providing flexibility to suit individual requirements. The ground floor features a welcoming lounge opening into the dining room, creating a sociable and practical living space, together with a fitted kitchen and convenient washroom.

Externally, the property benefits from an enclosed rear yard, ideal for outdoor seating and entertaining. Further benefits include gas fired central heating and uPVC double glazing, with the exception of the kitchen window. Ideally located close to excellent schools, local shops and frequent public transport facilities, this property is well placed for everyday convenience.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring, uPVC front door, wall panelling, understairs storage

Lounge

12'2 x 10'0

Laminate wood flooring, cornicing, open plan to:

Dining Room

10'0 x 8'10

Cornicing, laminate wood flooring

Kitchen

9'0 x 8'4

Range of high and low level units, round edge worksurfaces, built in stainless steel oven, extractor hood, inlaid hob, wall tiling, single drainer stainless sink unit with mixer tap, uPVC back door, single glazed window

Washroom

Controlled shower, low flush W/C, heated towel rail, pedestal wash hand basin, wall tiling, extractor fan

First Floor

Landing

Bedroom (1)

13'2 x 9'4 (plus built in wardrobe)

Built in wardrobes x2

Bedroom (2)

14'2 x 10'4 (largest point)

Built in wardrobes, built in storage cupboard with gas boiler

Outside

Front: In paving

Rear: Paved patio area, storage shed

Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless

specifically stated.

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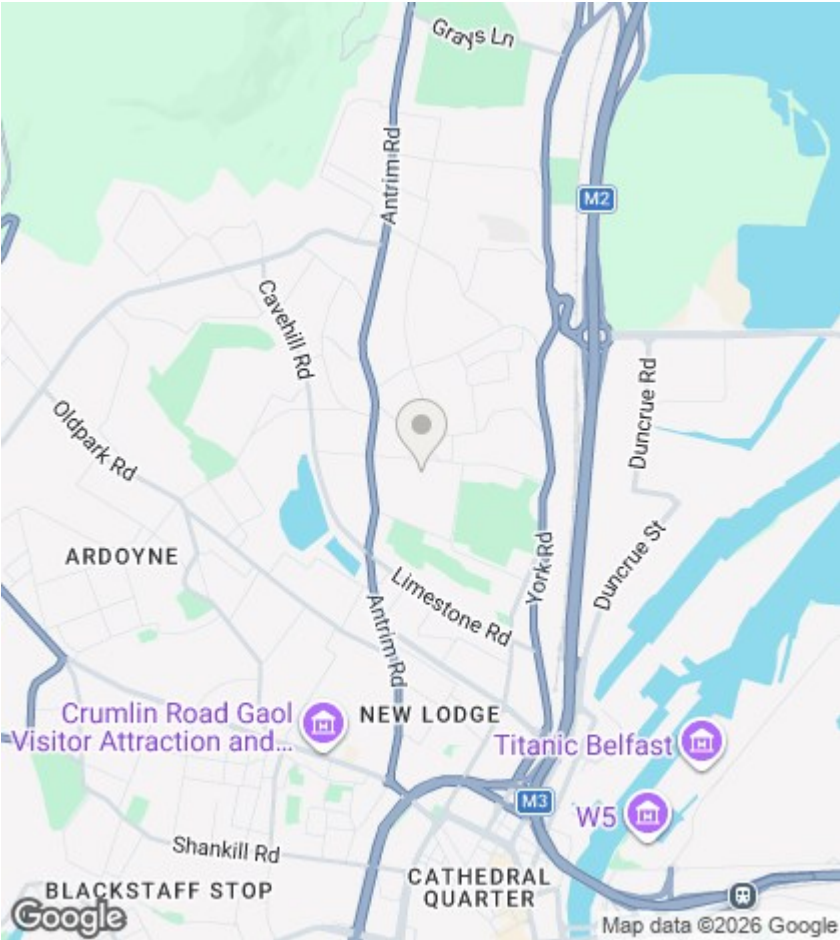
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Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC