



63 Etna Drive , Belfast, BT14 7LH

Offers Around £114,950

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	

63 Etna Drive

, Belfast, BT14 7LH



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

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.

Fixed staircase to:

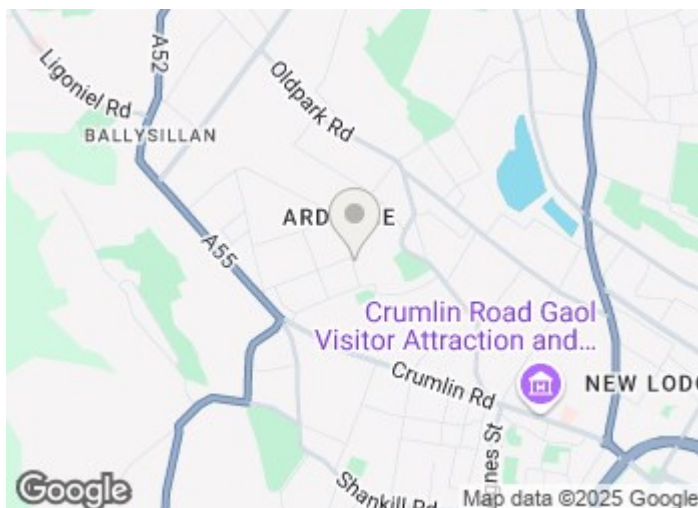
Roofspace Storage

11'11" x 6'9" (3.65 x 2.08)

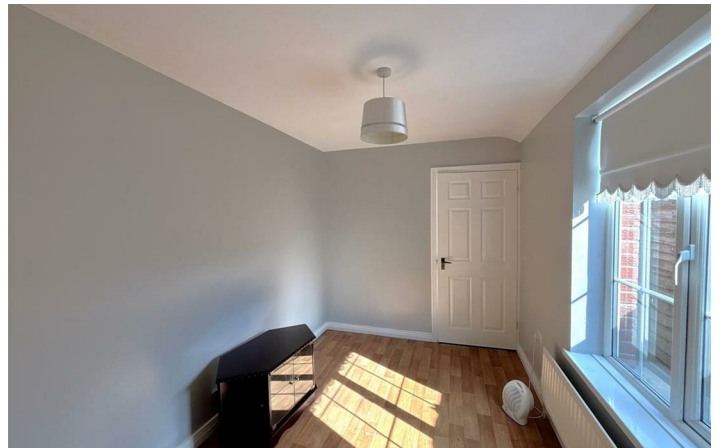
Under eaves storage x 2.

Outside

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

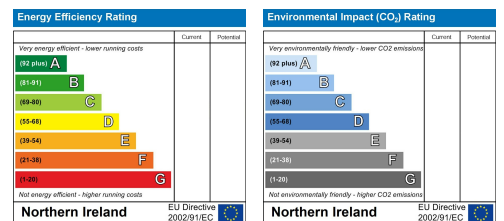


Directions



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 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

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORETSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



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