



ULSTER PROPERTY SALES

# UPS

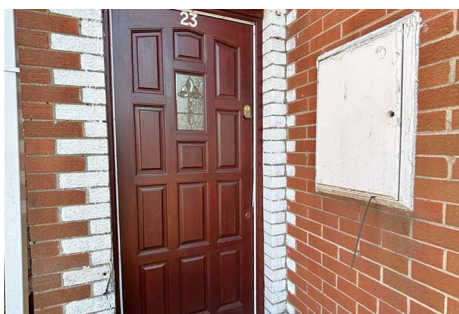
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 23 Ludlow Square , Belfast, BT15 2HA

**Offers In The Region Of  
£124,950**

Modern Built End Of Terrace In A Most Sought After Residential Location Walking Distance From Belfast City Centre.

An exceptionally well finished modern built end of terrace holding a cul de sac position within this most convenient location. The richly appointed interior comprises 2 bedrooms, spacious lounge, fitted kitchen with built-in oven and hob with dining area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, extensive use of wood strip and ceramic floor coverings. Ideally suited to a first time buyer or investor alike with walled gardens this is a home worthy of immediate inspection. Positioned within walking distance of the city and the cathedral area this is a home with unlimited potential making Early Viewing a must.

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

# 23 Ludlow Square

, Belfast, BT15 2HA



- Modern Built End Of Terrace
- Fitted Kitchen With Dining Area
- Gas Central Heating
- Walking Distance From Belfast City Centre
- 2 Bedrooms
- White Bathroom Suite
- Private Rear Garden
- Spacious Lounge
- Upvc Double Glazed Windows
- Most Sought After Residential Location

## Entrance Hall

Hardwood entrance door, wood laminate floor.

## Lounge

15'0" x 9'5" (4.59 x 2.88)

Attractive fireplace, wood laminate floor, double panelled radiator x2, panelled radiator.

## Kitchen

10'7" x 14'9" (3.23 x 4.51)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and hob, fridge/freezer space, plumbed for washing machine, partly tiled

walls, pvc ceiling, ceramic tiled floor, double panelled radiator, understairs storage, hardwood door to rear.

## Furnished Cloakroom

Low flush wc, concealed gas boiler.

## First Floor

Landing, wood laminate floor, built-in storage, hot-press, access to roofspace.

## Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set shower, wash hand basin, low flush wc, panelled radiator, partly tiled walls.

## Bedroom

9'5" x 14'10" (2.88 x 4.53)

Cornice ceiling, wood laminate floor, built-in storage.

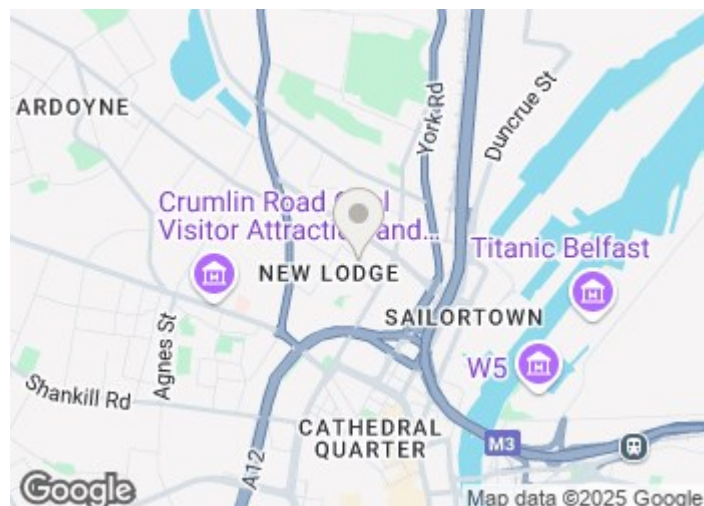
## Bedroom

7'4" x 10'7" (2.24 x 3.24)

Wood laminate floor, panelled radiator.

## Outside

Private enclosed gardens front and rear, paved and in lawn, outside tap.



## Directions





Floor Plan

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