

## 8 ARDCAOIN PLACE

### Poleglass Belfast BT17 OUU

- Oil fired central heating / Upvc double glazing.
- Three good-sized bedrooms and access to a developed roof space via a pull-down ladder on the landing.
- Bright and airy living room with bay window and double doors.
- Luxury fitted kitchen with built-in appliances, excellent storage cupboard, and open plan to sizeable dining space.
- Modern shower room on first-floor with spotlights.
- Off-road car parking and a good-sized, low-maintenance rear garden with outdoor tap.

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>		58	68
(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>		EU Directive 2002/91/EC	

**£925**

# 8 Ardcaoin Place

Poleglass, Belfast, BT17 0UU



## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE PORCH

Wooden effect strip floor inner door to:

### SPACIOUS AND WELCOMING ENTRANCE HALL

Feature double doors to:

### LIVING ROOM

12'5 x 11'8 (3.78m x 3.56m)

Bay window.

### LUXURY KITCHEN / DINING AREA

15'4 x 10'0 (4.67m x 3.05m )

Range of high and low level units, single drainer 1 1/2 bowl sink unit, built-in hob, extractor fan, built-in

oven, display cabinet, integrated fridge and freezer, integrated dishwasher, wooden effect strip floor, excellent storage cupboard, open plan to dining area, spotlights,

### REAR HALLWAY

Storage cupboard.

### FIRST FLOOR

#### BEDROOM 1

11'0 x 8'3 (3.35m x 2.51m)

#### BEDROOM 2

9'5 x 6'5 (2.87m x 1.96m)

#### BEDROOM 3

10'1 x 7'10 (3.07m x 2.39m)

### MODERN SHOWER ROOM

Large shower cubicle, electric

shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome heated towel rail, chrome spotlights, pvc panelled walls and ceiling.

### LANDING

Storage cupboard / hotpress. Access via pull down ladder to;

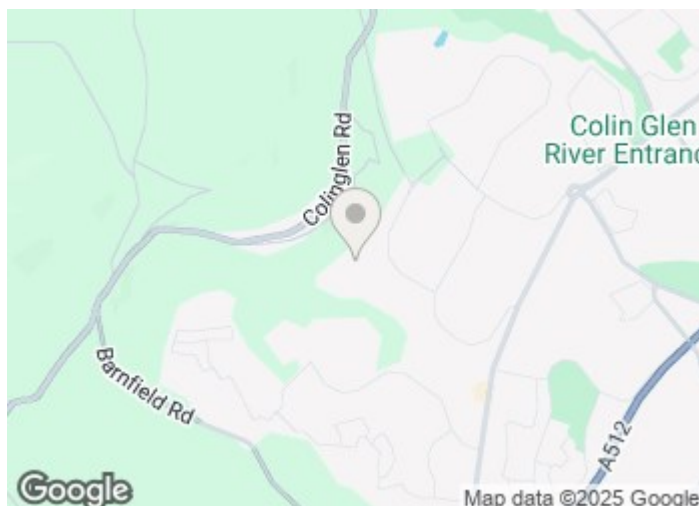
### DEVELOPED ROOFSPACE

11'5 x 10'8 (3.48m x 3.25m)

Excellent storage.

### OUTSIDE

Well maintained, good sized, low maintenance garden, outdoor tap, off road carparking.

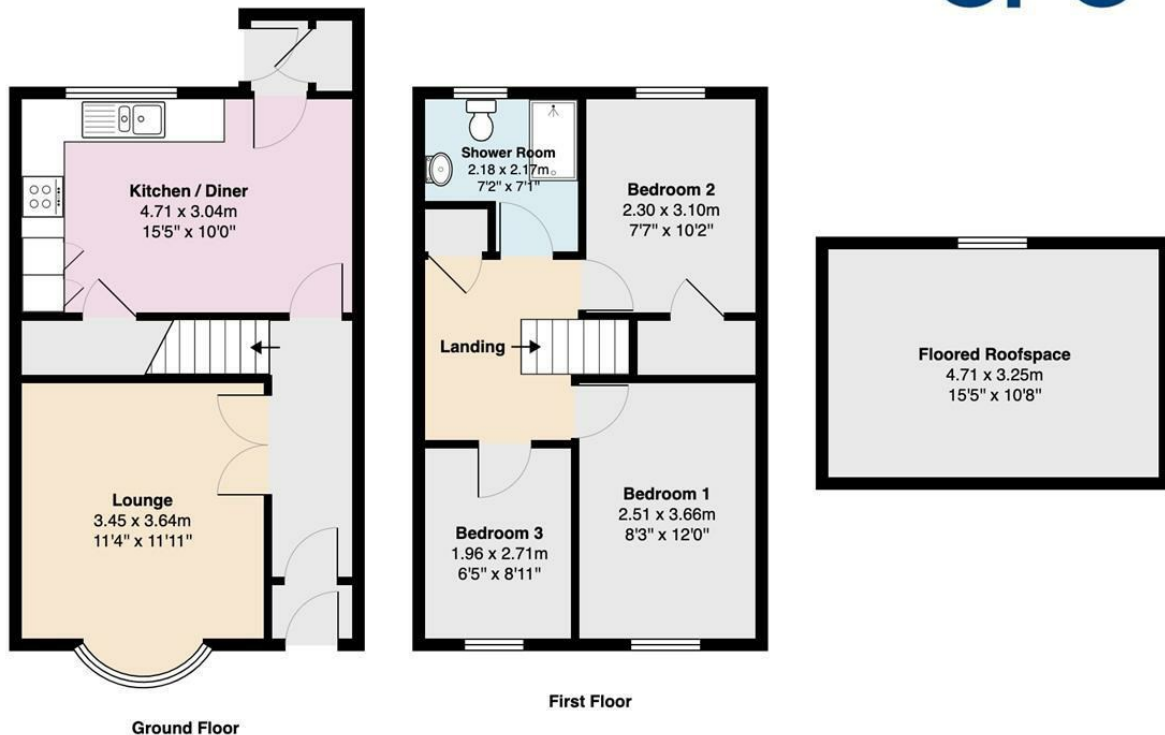


## Directions



# Floor Plan

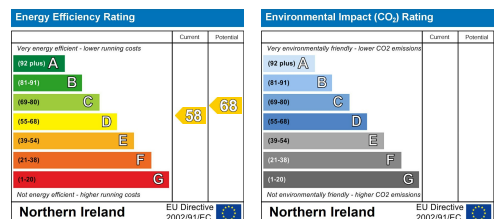
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Total Area: 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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