

CAVEHILL BRANCH 194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270 cavehill@ulsterpropertysales.co.uk







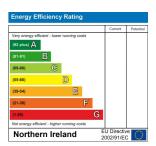


56 Ladbrook Drive , Belfast, BT14 7ND

Offers Over £119,950

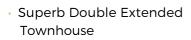
Superb Double Extended End Townhouse In This Most Popular Ardoyne Location.

A superb opportunity to purchase a double extended end townhouse 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 2 spacious bedrooms, through lounge into bay, open plan to modern kitchen and contemporary twin bathroom suites to ground and first floor. The dwelling further offers recent gas central heating, uPvc double glazed windows, doors, pvc fascia, eaves, replacement rainwater goods and has been well maintained and significantly updated over many years of family ownership. Brick paver off street carparking and enclosed rear yard combines with the most convenient location to make this spacious much loved family home the ideal first time buy - Early Viewing is highly recommended.



56 Ladbrook Drive . Belfast. BT14 7ND





Recently Fitted Kitchen

· Recent Gas Heating

• Much Loved Family Home

Entrance Hall

outside light, ceramic tiled floor.

Through Lounge

13'4" x 13'7" (4.07 x 4.15) Attractive stone fireplace, ceramic tiled floor. double radiator x 2.

Archway to:

Kitchen

13'6" x 7'3" (4.12 x 2.23)

Single drainer stainless steel sink unit, extensive range of high gloss high and low level units, formica worktops, ceramic hob, steel under oven, fridge/freezer space, plumbed Bedroom

· 2 Double Bedrooms

- Twin Bathrooms
- Enclosed Rear Yard
- Through Lounge Into Bay
- Upvc Double Glazed Windows
- Off Street Parking

walls, ceramic tiled floor, pvc ceiling, boiler, wood laminate floor, double Upvc double glazed entrance door, recessed lighting, panelled radiator. panelled radiator.

Rear Lobby

Pvc panelled walls, ceramic tiled floor, pvc door to rear.

Bathroom

Fully tiled white suite comprising panelled bath, telephone handset Fully tiled white suite comprising shower, pedestal wash hand basin, shower cubicle, electric shower, low flush wc, panelled radiator, pvc pedestal wash hand basin, low panelled walls, pvc ceiling, ceramic flush wc, panelled radiator, tiled tiled floor.

First Floor

Access to roofspace.

for washing machine, partially tiled 10'2" x 12'5" (3.12 x 3.80) Built in storage, concealed gas

Bedroom

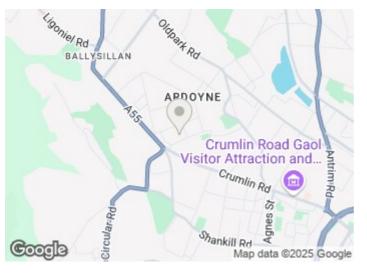
9'8" x 8'0" (2.97 x 2.46) Wood laminate floor, panelled radiator.

Bathroom

walls, ceramic tiled floor.

Outside

Front garden with brick paver off street carparking via gates. Enclosed rear yard.



Directions











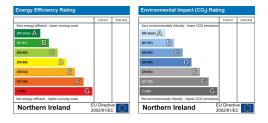






Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTER PROPERTY SALES.CO.UK

ANDERSONSTOWN 028 9060 5200 BALLYHACKAMORE 028 9047 1515 BALLYNAHINCH 028 9756 1155 BANGOR 028 9127 1185 CARRICKFERGUS 028 9336 5986 CAVEHILL 028 9072 9270

 DOWNPATRICK
 DOWNPATRICK

 028
 4461
 4101
 0

 FORESTSIDE
 028
 9064
 1264
 0

 GLENGORMLEY
 028
 9083
 3295
 0

 MALONE

 028
 9066
 1929

 NEWTOWNARDS
 028
 9181
 1444

 RENTAL DIVISION
 028
 9070
 1000



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