



## 60 Ladbroke Drive , Belfast, BT14 7ND

**Offers Over £119,950**

Stunning Modernised Townhouse In This Most Popular Section Off The Ardoyne.

A superb opportunity to purchase a stunning mid terrace 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, lounge into bay, dining area open plan to modern kitchen and luxury white bathroom suite. The dwelling further offers recent gas central heating, uPvc double glazed windows, 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

# 60 Ladbrook Drive

, Belfast, BT14 7ND



- Stunning Modernised Townhouse
- Open Plan Dining Area
- Upvc Double Glazed Windows
- Short Commute To The City
- 2 Bedrooms
- Modern Fitted Kitchen
- Gas Central Heating
- Lounge Into Bay
- Luxury White Bathroom Suite
- Most Popular Section Of The Ardoyne

### Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

Open plan:

### Lounge Into Bay

13'11" x 10'7" into bay (4.26 x 3.25 into bay)

Ceramic tiled floor, double panelled radiator, recessed lighting.

### Dining Room

13'6" x 7'6" (4.13 x 2.30)

Ceramic tiled floor, double panelled radiator, wall mounted electric fire, under stairs storage, open plan to kitchen.

### Kitchen

9'8" x 8'2" (2.97 x 2.49)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel extractor fan, integrated fridge/freezer, plumbed for washing machine, partly tiled walls, panelled radiator, uPvc door to rear.

### First Floor

Landing

### Bathroom

Luxury white bathroom suite comprising panelled bath, vanity unit, low flush wc, partly tiled walls,

ceramic tiled floor, towel rail, extractor fan.

### Bedroom

6'11" x 5'1" (2.12 x 1.55)

Wood laminate floor, panelled radiator

### Bedroom

13'4" x 9'5" (4.08 x 2.89)

Wood laminate floor, panelled radiator, fixed staircase to

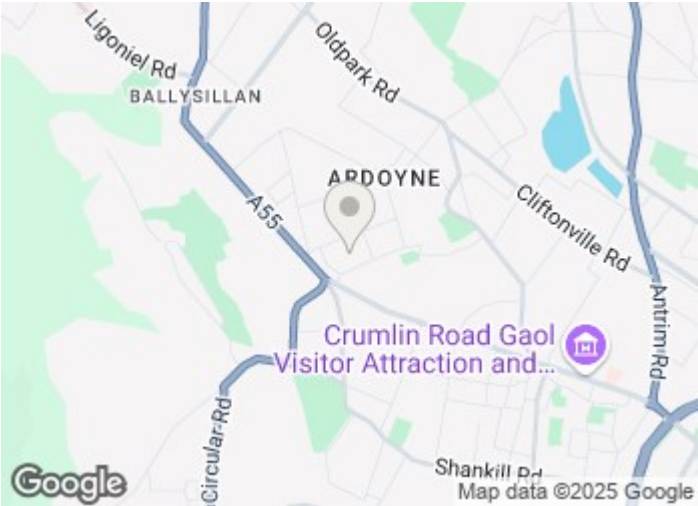
### Roofspace

11'7" x 8'10" (3.55 x 2.71)

Wood laminate floor, panelled radiator, under eaves storage, recessed lighting.

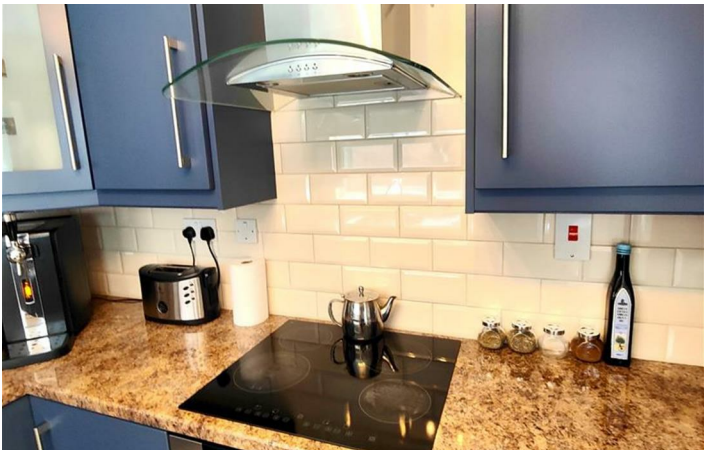
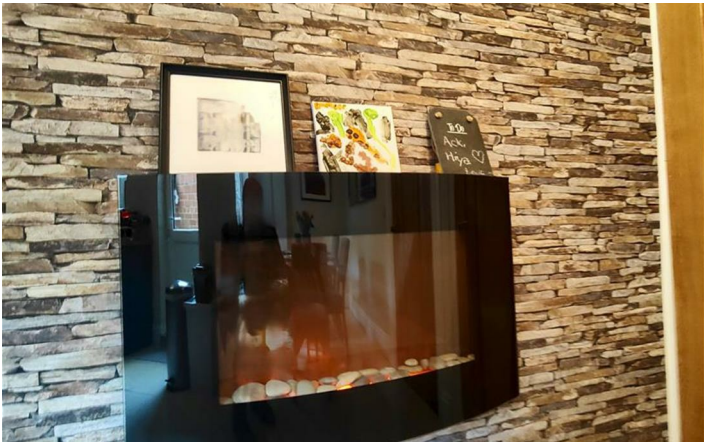
### Outside

Brick paved off street carparking, 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.

