



# 87 Ardoyne Road

, Belfast, BT14 7HZ



- Extended End Of Terrace
- Extended Utility Room
- Private Hard Landscaped Gardens
- 2 Bedrooms Through Lounge
- Oil Fired Central Heating
- Low Out Goings
- Fitted Kitchen
- Modern White Bathroom Suite

## Entrance Hall

Mahogany entrance door, panelled radiator, ceramic tiled floor.

## Through Lounge

18'6" x 9'10" (5.64 x 3.02)

Attractive fireplace, two panelled radiators, wood laminate floor.

## Kitchen

10'8" x 7'8" (3.27 x 2.35)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, fridge/freezer space, tall larder, glass display unit, partly tiled

walls, ceramic tiled floor, double panelled radiator.

## Utility Room/Dining Area

12'10" x 5'11" (3.92 x 1.82)

Plumbed for washing machine, ceramic tiled floor, double panelled radiator.

## First Floor

### Bedroom

15'1" x 8'11" (4.62 x 2.72)

Built-in robe, wood laminate floor, outside light and tap, green panelled radiator.

### Bedroom

9'11" x 8'7" (3.03 x 2.63)

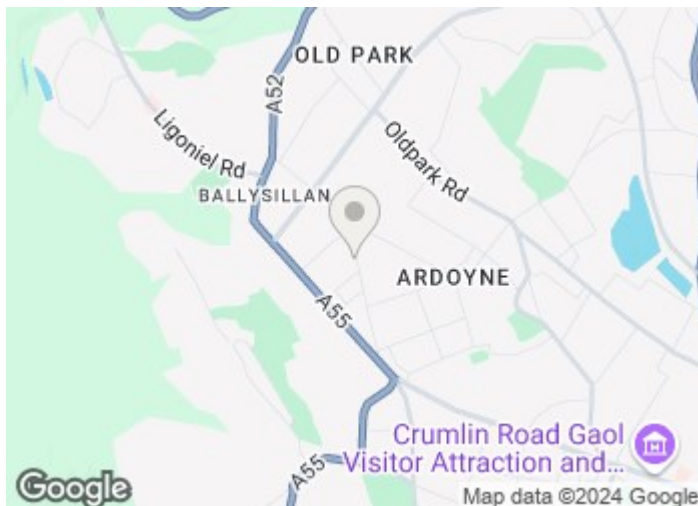
Panelled radiator, wood laminate floor.

## Bathroom

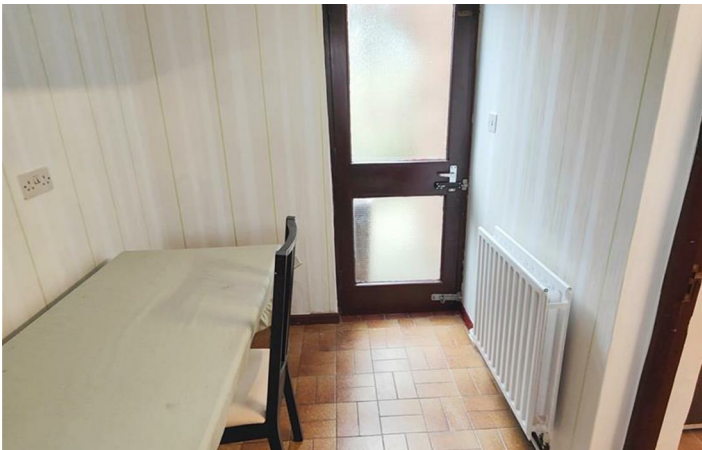
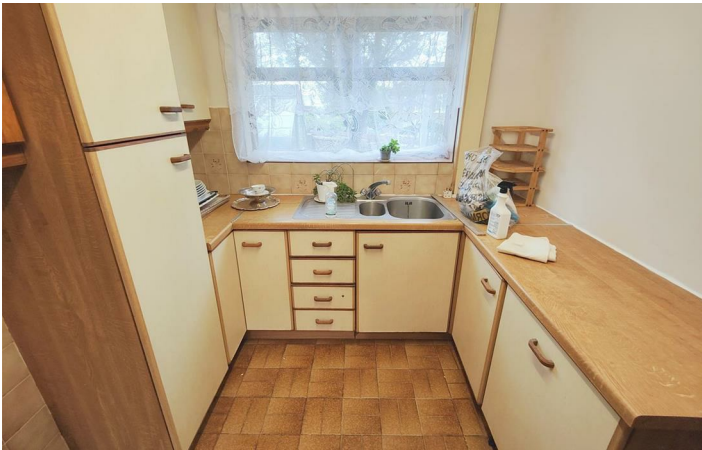
White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c., panelled radiator, hotpress, pvc panelled walls, ceramic tiled floor.

## Outside

Gardens front and rear in flowerbeds and patio, oil fired central heating boiler, oil tank, house, garden shed.



## Directions



# Floor Plan

87, Ardoyne Road, BELFAST, BT14 7HZ



Ground Floor

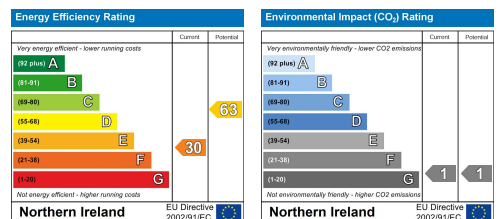


First Floor

Total Area: 67.7 m<sup>2</sup> ... 729 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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