



## 87 Ardoyne Road , Belfast, BT14 7HZ

**Offers In The Region Of  
£82,950**

A Magnificent Extended End Of Terrace In This Increasingly Sought After Location.

Holding a prime position within this increasingly popular and most convenient location this attractive extended red brick end of terrace is ideally suited to the investor or first time buyer alike. The extended interior comprises 2 bedrooms, through lounge, fitted kitchen with extended utility room off and modern white bathroom suite. The dwelling further offers , oil fired central heating, single glazed windows and extensive use of wood laminate and ceramic floor coverings. Private gardens and low outgoings combines with a most convenient location within easy reach of the city makes this an opportunity not to be missed.

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>		30	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>			
			63
			30
EU Directive 2002/91/EC			

# 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)

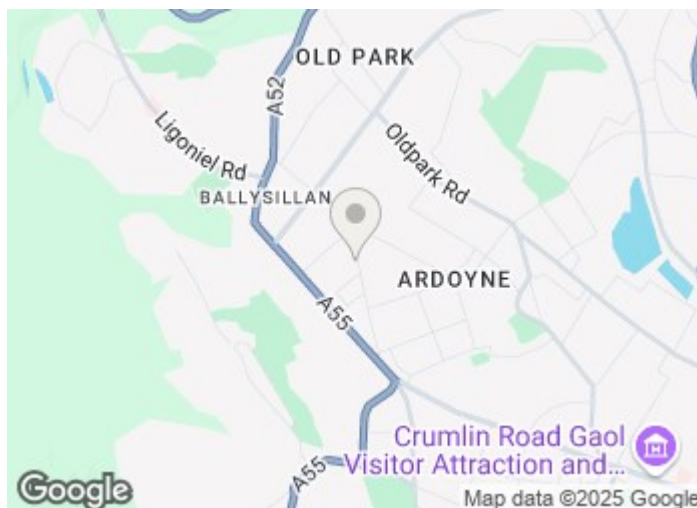
Panelled radiator, wood laminate floor.

## Bathroom

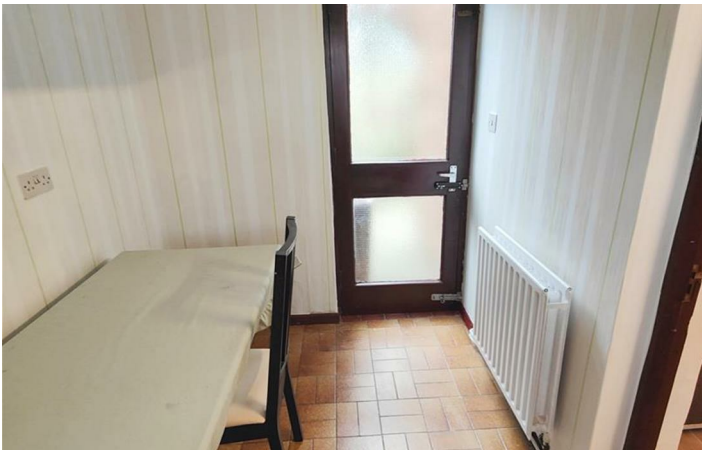
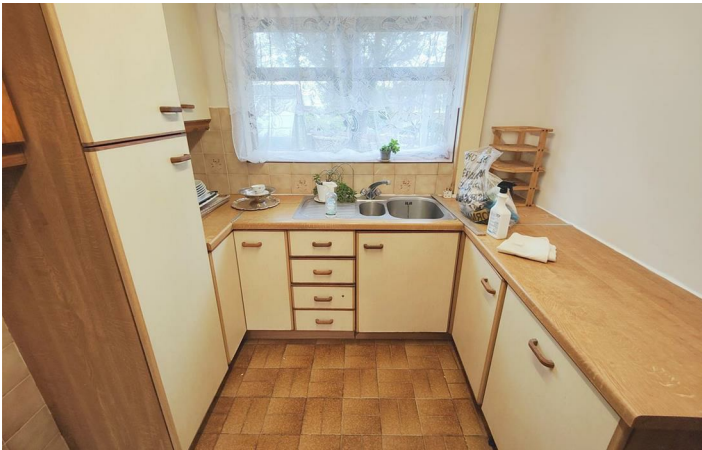
White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c., panelled radiator, hotpress, pvc panelled walls, ceramic tiled floor.

## Outside

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



## Directions



# Floor Plan

87, Ardoyne Road, BELFAST, BT14 7HZ



Ground Floor

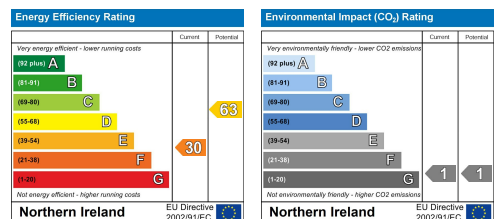


First Floor

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

All measurements are approximate and for display purposes only

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



ULSTERPROPERTYSALES.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 028 4461 4101  
 FORESTSIDE 028 9064 1264  
 GLENGORMLEY 028 9083 3295

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