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**32 Ladas Drive**

Belfast  
BT6 9FS

**Offers Over £215,000**

## 32 LADAS DRIVE, BELFAST, BT6 9FS

- Well Presented Semi-Detached Family Home
- Close Proximity To A Host Of Local Shops And Amenities
- Belfast City Centre Easily Accessible
- Through Lounge With Doors To Rear Garden
- Modern Kitchen
- Three Generous Bedrooms
- Well Appointed First Floor Shower Room
- Private Enclosed Rear Garden With Patio
- Oil Fired Central Heating / Double Glazing
- Perfect For First Time Buyers / Young Professionals / Growing Families



### Property Description

Very well presented semi-detached family home located on Ladas Drive in East Belfast. The property offers ease of access to Belfast city centre whilst being close at hand to the vibrant Cregagh Road and Castlereagh Road.

The accommodation comprises of a bay fronted through lounge with double doors to the rear garden and a modern kitchen on the ground floor. Three generous bedrooms and a well appointed shower room are to the first floor.

The property further benefits from a private enclosed rear garden laid in lawn with patio, driveway parking to the front and side, double glazing and oil fired central heating.

Early viewing is advised to appreciate this fine home.



#### **ENTRANCE HALL**

uPVC front door, wood strip flooring, under stair cloaks recess

#### **THROUGH LOUNGE 23' 5" x 10' 0" (7.16m x 3.07m)**

Bay window, feature fireplace with tiled hearth and sleeper style mantel, double doors to rear garden

#### **KITCHEN 18' 0" x 5' 11" (5.5m x 1.81m)**

Excellent range of high and low level units with chrome handles and wood effect work surfaces, stainless steel sink unit with chrome tap, space for oven and hob, chrome extractor fan with glass canopy, space for fridge freezer, plumbed for washing machine, partly tiled walls, wood strip flooring, spot lighting





**LANDING**

Roof space access

**BEDROOM 13' 0" x 8' 11" (3.97m x 2.72m)**

Bay window

**BEDROOM 9' 9" x 9' 6" (2.98m x 2.92m)**

Built in storage, dado rail

**BEDROOM 7' 0" x 6' 7" (2.14m x 2.02m)**



### **SHOWER ROOM**

Well appointed white suite comprising of a fully tiled shower cubicle with a Mira Sport electric shower, pedestal wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, linen closet, tongue and groove ceiling, spot lighting, tiled floor, partly tiled walls

### **OUTSIDE**

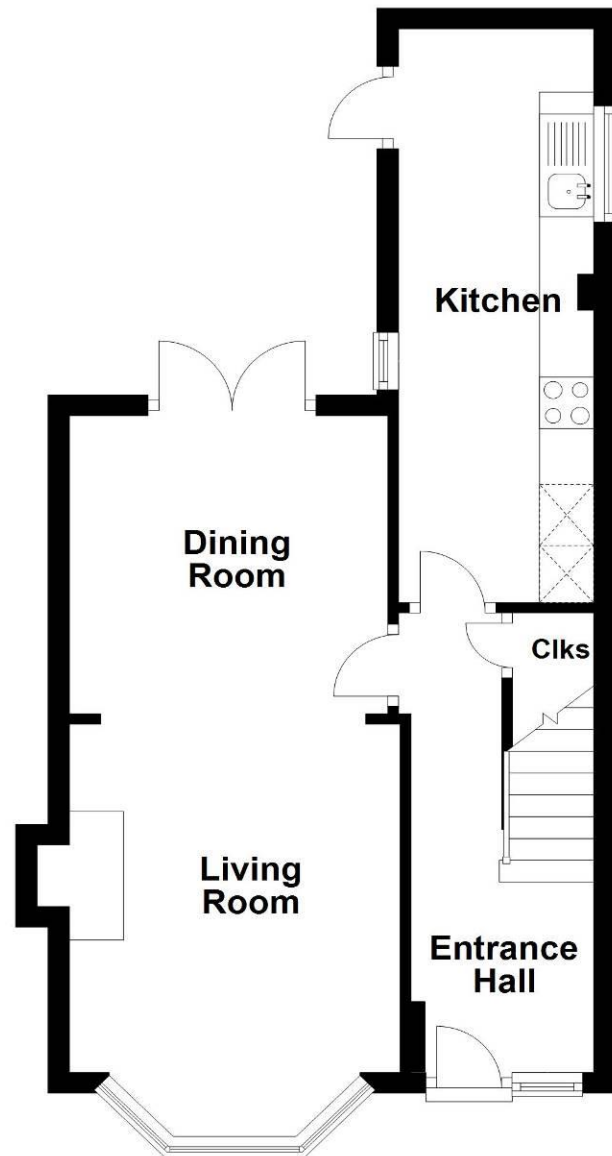
Brick paviour driveway to front and side.

Front garden laid in lawn with mature hedged and shrubs.

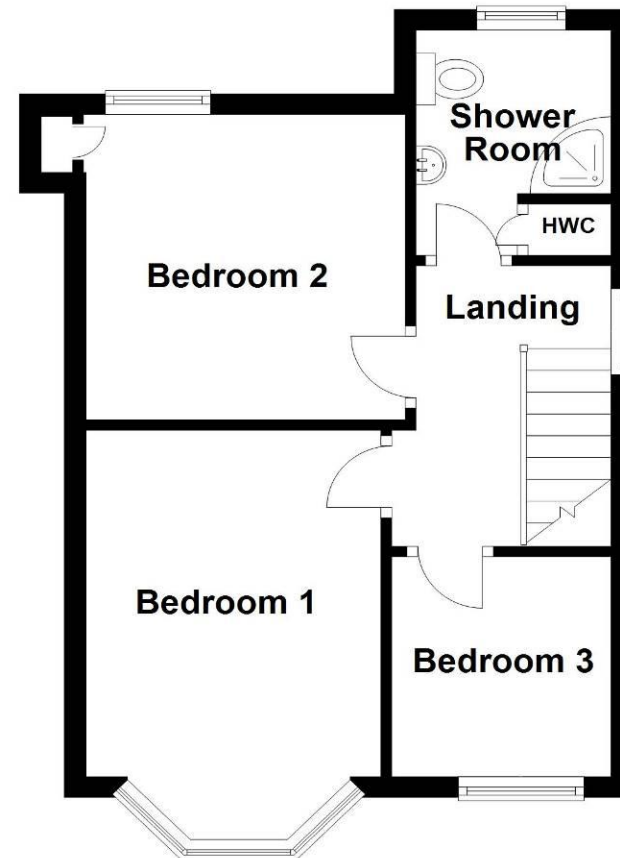
Private, enclosed rear garden laid in lawn with patio, outside light, mature trees and shrubs.



## Ground Floor

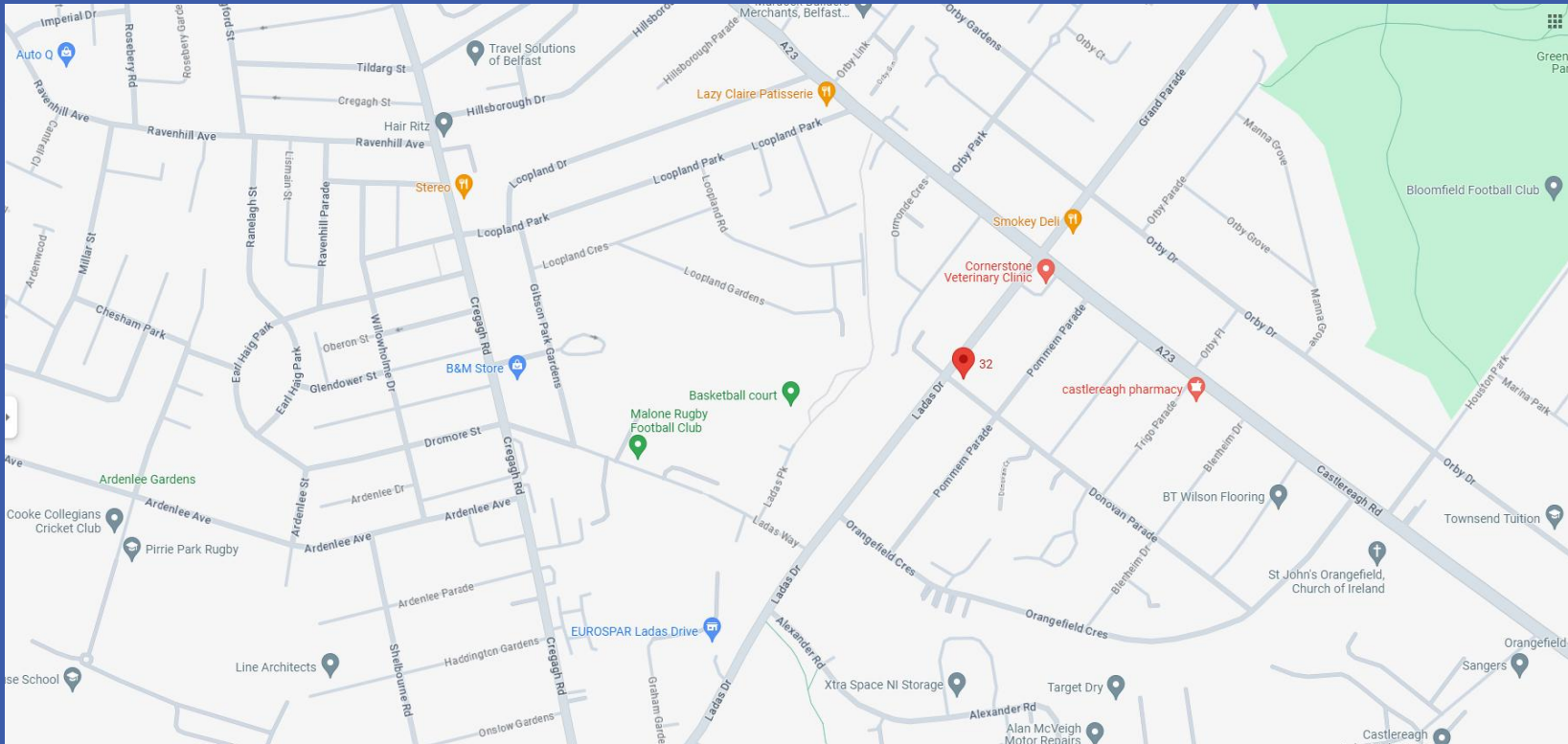


## First Floor



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

**32 Ladas Drive, Belfast**



**Directions:**

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	48 E	
21-38	F		
1-20	G		



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