



2 Kingston Court

Ardoyne, Belfast, BT14 7QU

Offers in the region of

£105,000



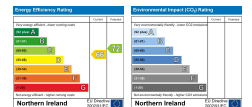
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A keenly priced property in an area of high demand which is sure to appeal to investors, first time buyers and growing families.

Priced to allow for modernisation the dwelling comprises a vestibule entrance, open plan reception, fitted kitchen with dining area, downstairs cloakroom, four piece bathroom suite and three well proportioned bedrooms. Outside there is a secure driveway and enclosed front and rear yards.

The property further benefits from gas fired central heating and full uPVC double glazing.

Kingston Court is conveniently located close to many leading shops and amenities including Eurospar, Lidl and Home Bargains. It also shares excellent transport links with Belfast City Centre with regular buses servicing the area.

Contact Rea Estates now for further details or to arrange an appointment to view

Ground Floor

Vestibule Entrance

PVC front door with glass inset, tiled flooring, sliding patio door leading to:

Living Room

Wood burning stove, tiled flooring, double panelled radiator

Hallway

Enclosed storage cupboard, under stair storage housing electricity meter, tiled flooring, access to rear yard

Downstairs WC

Low flush WC, wall mounted gas boiler

Kitchen

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, cooker space with extractor hood, tiled flooring and walls, plumbed for washing machine, double panelled radiator, dining space

First Floor

Landing

Access to roof space

Bathroom

Four piece bathroom suite including low flush WC, pedestal wash hand basin, panelled bath and free standing shower, tiled flooring and walls, double panelled radiator, recessed lighting

Bedroom 1 9'8" x 11'11" (2.95m x 3.64m)

Wood laminate flooring, 2 single panelled radiators

Bedroom 2 14'7" x 7'6" (4.47m x 2.31m)

Panelled radiator

Bedroom 3 11'8" x 10'2" (3.57m x 3.10m)

Panelled radiator

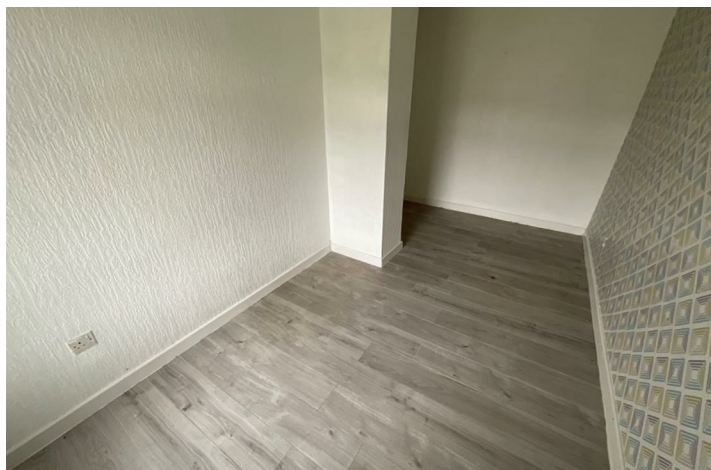
Outside

Front

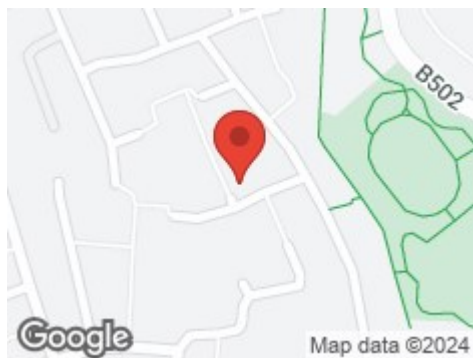
Metal privacy fencing and entrance gate, paved yard

Rear

Secure driveway, brick privacy wall, paved yard



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.