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74 Ladas Drive

Belfast
BT6 9FT

Offers Over £215,000

74 LADAS DRIVE, BELFAST, BT6 9FT

- Well Presented Semi-Detached Family Home
- Walking Distance to Cregagh Road, Tesco's and Kingspan Rugby Stadium
- Belfast City Centre Easily Accessible
- Bright And Spacious Living Room with Multi Fuel Burning Stove
- Kitchen Open To Dining / Family Room
- Three Generous Bedrooms
- Luxury Family Bathroom With Separate Shower Cubicle
- Private, Enclosed Rear Garden In Lawn With Raised Decking
- Driveway Leading To A Detached Garage
- Early Viewing Advised



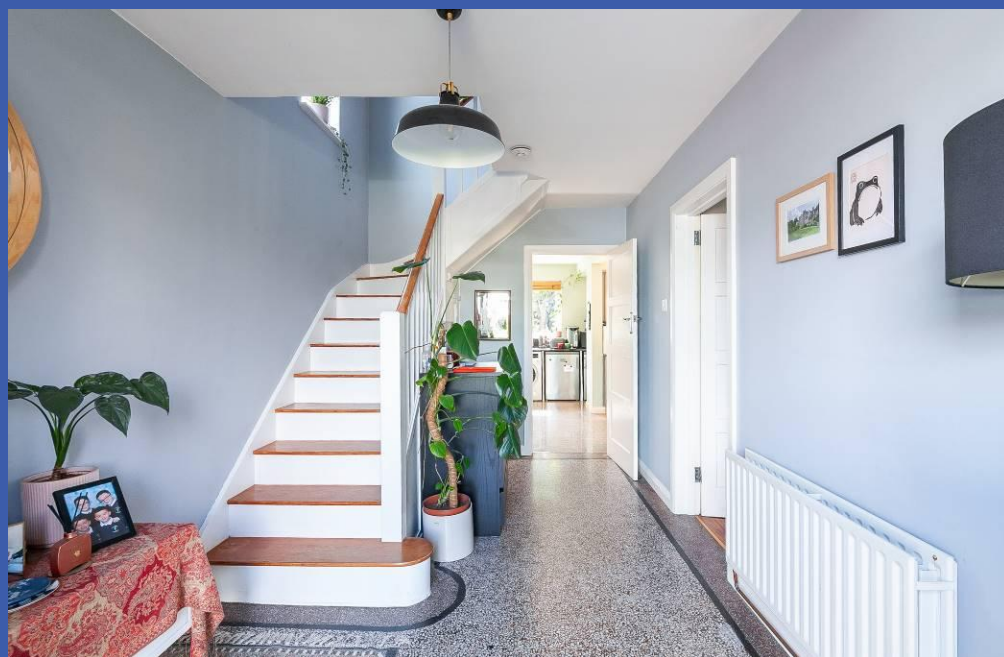
Property Description

Well presented semi-detached family home located within walking distance of the vibrant Castlereagh and Cregagh Roads. Many local amenities are close at hand such as and Belfast city centre is easily accessible by bus or car.

A bright and airy entrance hall with a Terrazzo floor leading to living room with a multi fuel burning stove and a modern kitchen with granite work surfaces and matching upstands open to an excellent dining / family room with doors leading to the rear garden. Three generous bedrooms and a luxury first floor bathroom complete with a separate shower cubicle are to the first floor.

The property further benefits from a private, enclosed rear garden laid in lawn with a raised decked sitting area, driveway parking leading to a detached garage, gas heating and double glazing.

Early viewing is advised to appreciate this fine home.





Property Comprise

ENTRANCE HALL

Composite front door, Terrazzo floor, under stair storage

LIVING ROOM 12' 0" x 11' 2" (3.66m x 3.42m)

Multi fuel burning stove with tiled hearth and sleeper mantle, wooden floor



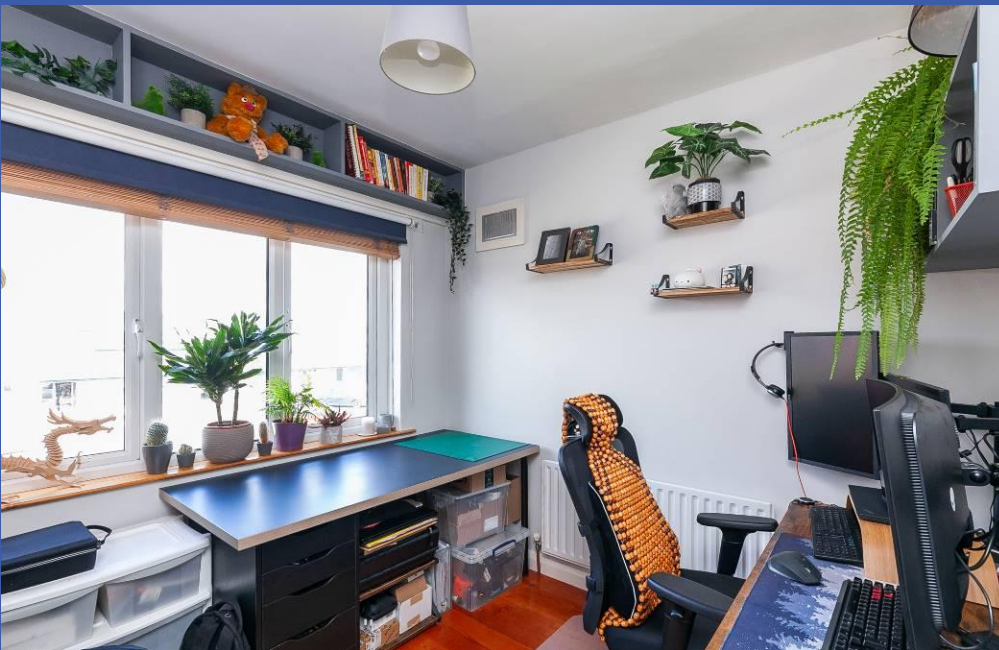
KITCHEN OPEN TO DINING / FAMILY ROOM: 18' 7" x 11' 11" (5.68m x 3.65m)

Excellent range of high gloss units with chrome handles, granite work surfaces with matching upstand, stainless steel sink unit, integrated oven and four ring gas hob with chrome extractor fan over, space for under counter fridge freezer, plumbed dishwasher, plumbed for washing machine, spot lighting, tiled floor.



Dining / Family room - Wooden floor, built in storage, spot lighting, double doors to rear garden





LANDING

Access to floored roofspace

BEDROOM 1 12' 2" x 10' 1" (3.72m x 3.08m)

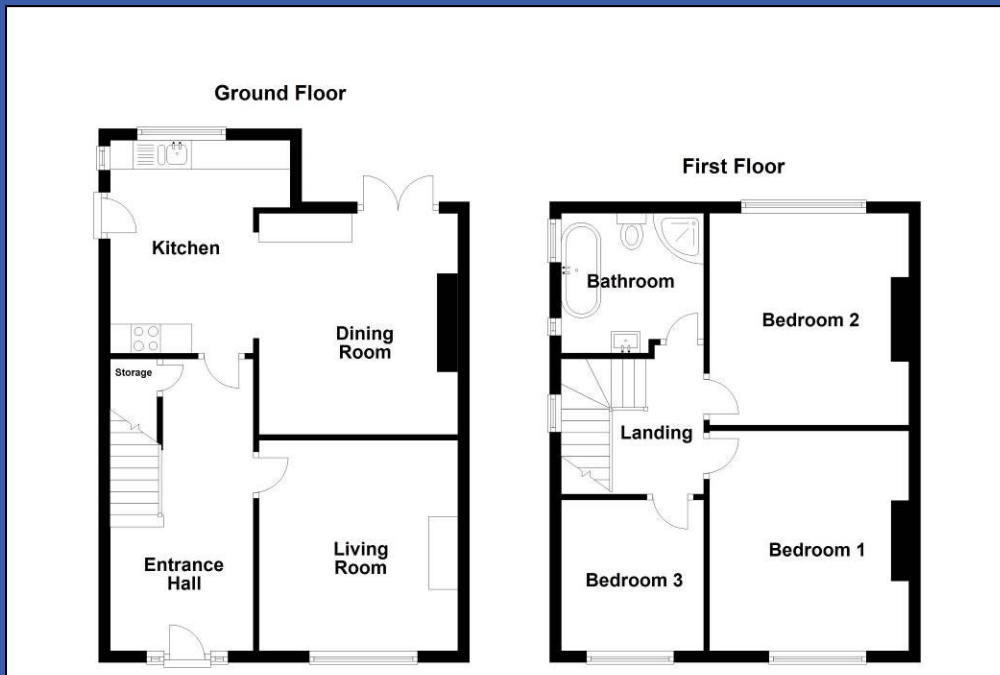
Built in robes x 2

BEDROOM 2 11' 1" x 8' 9" (3.40m x 2.67m)

Wood strip flooring

BEDROOM 3 8' 9" x 8' 2" (2.67m x 2.50m)

Wood strip flooring



BATHROOM

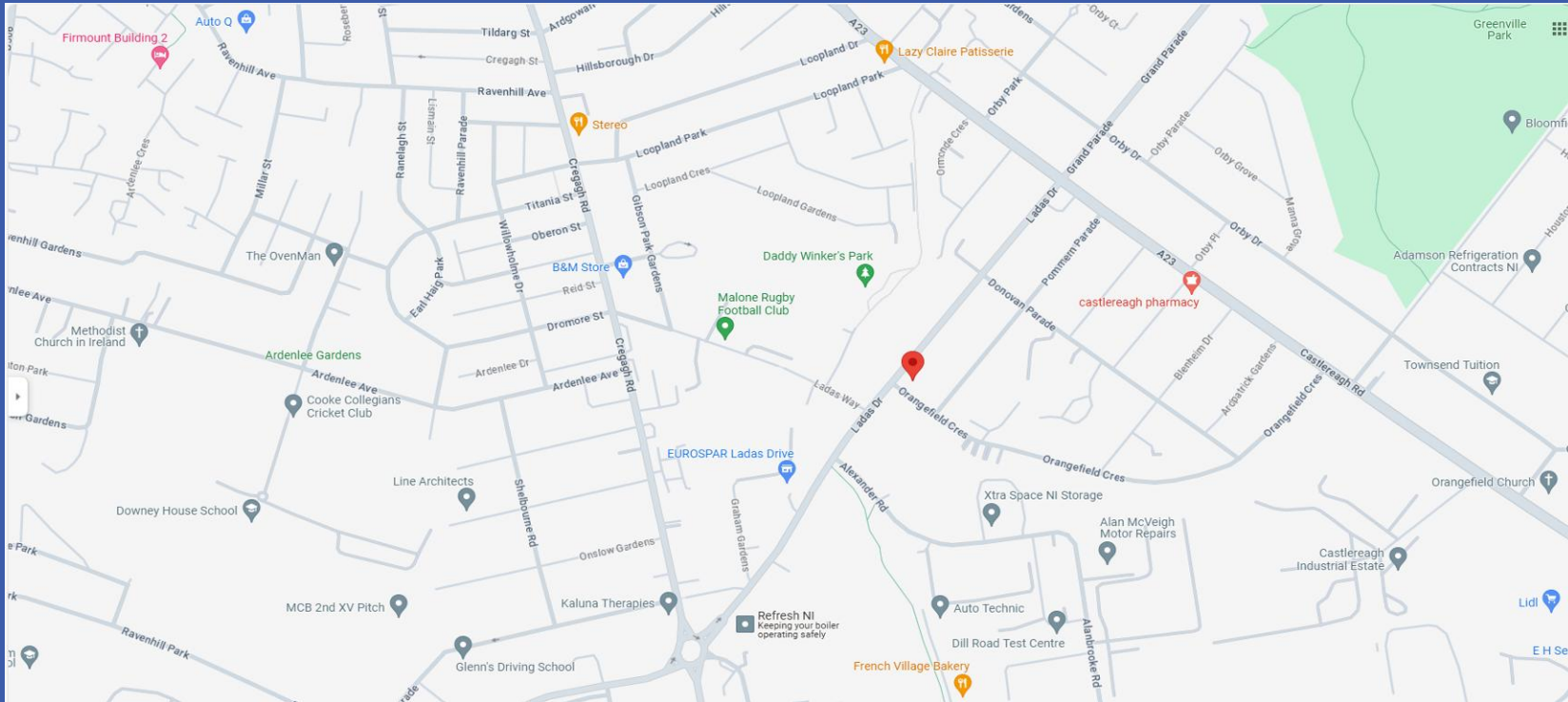
Luxury white suite comprising of a curved bath, fully tiled shower cubicle with drench style shower over, wall hung wash hand basin with storage under, vertical towel radiator, partly tiled walls

OUTSIDE

Private enclosed rear garden laid in lawn with raised decking, greenhouse, mature trees and shrubs. Driveway to front and side leading to a detached garage. Mature hedges and shrubs to front.

GARAGE 16' 4" x 7' 9" (4.98m x 2.36m)

Light and power



Directions:

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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