



## 54 Ladbrook Drive Belfast, BT14 7ND

**Offers Over £89,950**

Superb Extended Mid Terrace - Perfect for the First Time Buyer, Investor Or Young Married Couple

Superb opportunity to purchase an extended town house situated within this ever popular location. The richly extended accommodation comprises 2 bedrooms, through lounge into bay, extended fitted kitchen and white bathroom suite. The dwelling further offers oil fired central heating, extensive use of wood laminate and ceramic floor coverings. Requiring upgrading the dwelling offers superb potential with off street carparking and low outgoings immediate viewing is a must.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		54	66
EU Directive 2002/91/EC			

# 54 Ladbrook Drive

, Belfast, BT14 7ND



- Extended Town Terrace
- 2 Bedrooms Through Lounge
- Extended Fitted Kitchen
- Oil Fired Central Heating
- Bathroom In White Suite
- Off Street Carparking
- Superb Potential
- Popular Location

## Entrance Hall

Upvc double glazed entrance door.

## Though Lounge Into Bay

19'8" x 10'11" (5.99m x 3.33m)

Wood laminate floor, panelled radiator, under stairs storage.

## Extended Kitchen

9'7" x 8'3" (2.94 x 2.53)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktop, built-in under oven and hob, extractor fan, plumbed for washing machine,

fridge/freezer space, partly tiled walls, ceramic tiled floor, panelled radiator, recessed lighting, upvc double glazed rear door.

## First Floor

Landing

## Bedroom

9'8" x 7'9" (2.97 x 2.37)

Wood laminate floor, panelled radiator.

## Bedroom

10'9" x 9'8" (3.29 x 2.96)

Panelled radiator.

## Roof Space

12'3" x 8'3" (3.74 x 2.52)

Floored and sheeted, dormer window.

## Outside

Driveway paved front garden, enclosed rear yard oil tank oil boiler.



## Directions



# Floor Plan

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