



32 Ladas Way, Cregagh Road, Belfast, BT6 9ND

Asking Price £105,000

Ladas Way is conveniently positioned just between the Cregagh and Castlereagh Road and runs directly off Ladas Drive. With an excellent selection of schools, shops, open green areas and public transport links all found nearby, you can be sure that your daily needs are always catered for.

The property itself is a first floor duplex apartment that comprises of two double bedrooms, spacious lounge / dining room, fitted kitchen and white bathroom suite on the first floor. The property also benefits from gas fired central heating, double glazing and a small balcony area to the front overlooking Malone Rugby playing fields.

Although in need of some modernisation, this is a deceptively spacious apartment that would make a fantastic first time buy or investment. Viewings are available on request now!

- First Floor Duplex Apartment
- Spacious Lounge / Dining Room
- White Bathroom Suite
- Gas Heating
- Communal Off Street Parking
- Two Double Bedrooms
- Fitted Kitchen
- Small Private Balcony
- Double Glazed
- Excellent Location close to Schools, Shops and Public Transport links

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(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		66	74
EU Directive 2002/91/EC			

Entrance Hall 12'4" x 6'0" (3.77m x 1.85m)



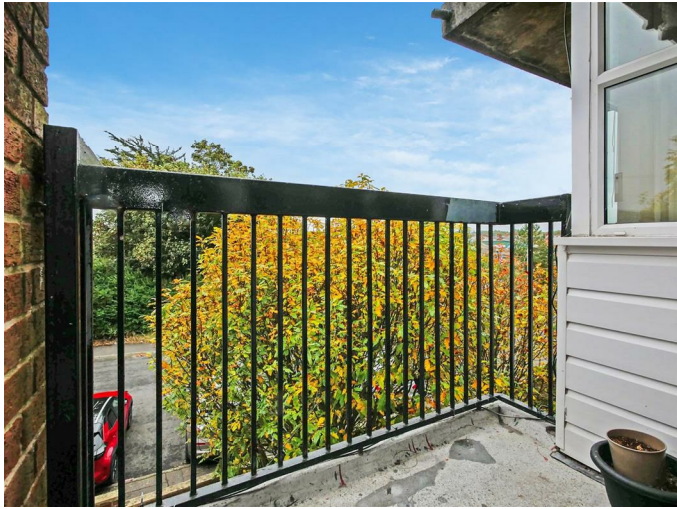
Glazed upvc front door opens onto spacious entrance hall with laminate flooring. Access to built-in storage

Lounge / Dining Room 16'2" x 12'7" (4.94m x 3.86m)



(at widest points). Spacious lounge / dining room with laminate flooring. Access to balcony area.

Balcony 7'0" x 3'11" (2.15m x 1.21m)



Small balcony area overlooking Malone Rugby Club pitches.

Fitted Kitchen 12'1" x 6'2" (3.70m x 1.89m)



Fitted kitchen with a selection of upper and lower level units complete with formica worktops and integrated stainless steel sink with drainer. Plumbed for washing machine.

First Floor

Bedroom 1 13'11" x 12'7" (4.25m x 3.86m)



(at widest points) Spacious double bedroom with built-in cupboards and mirrored slide robes.

Bedroom 2 12'8" x 10'1" (3.87m x 3.09m)



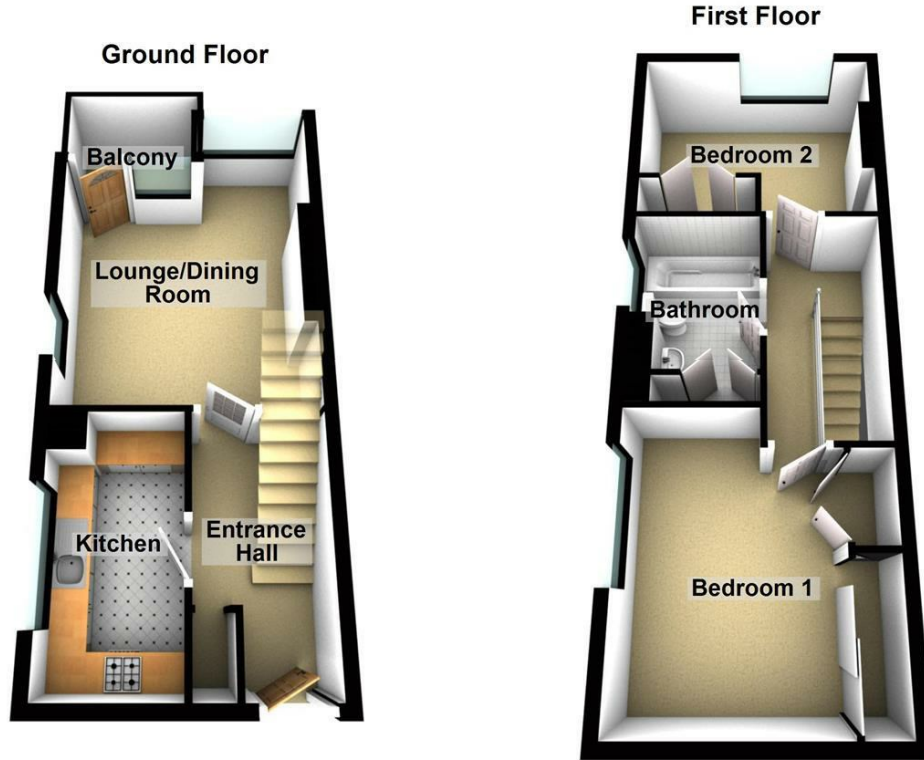
(at widest points) Double bedroom with built-in cupboard space.

White Bathroom Suite 7'9" x 6'3" (2.37m x 1.93m)



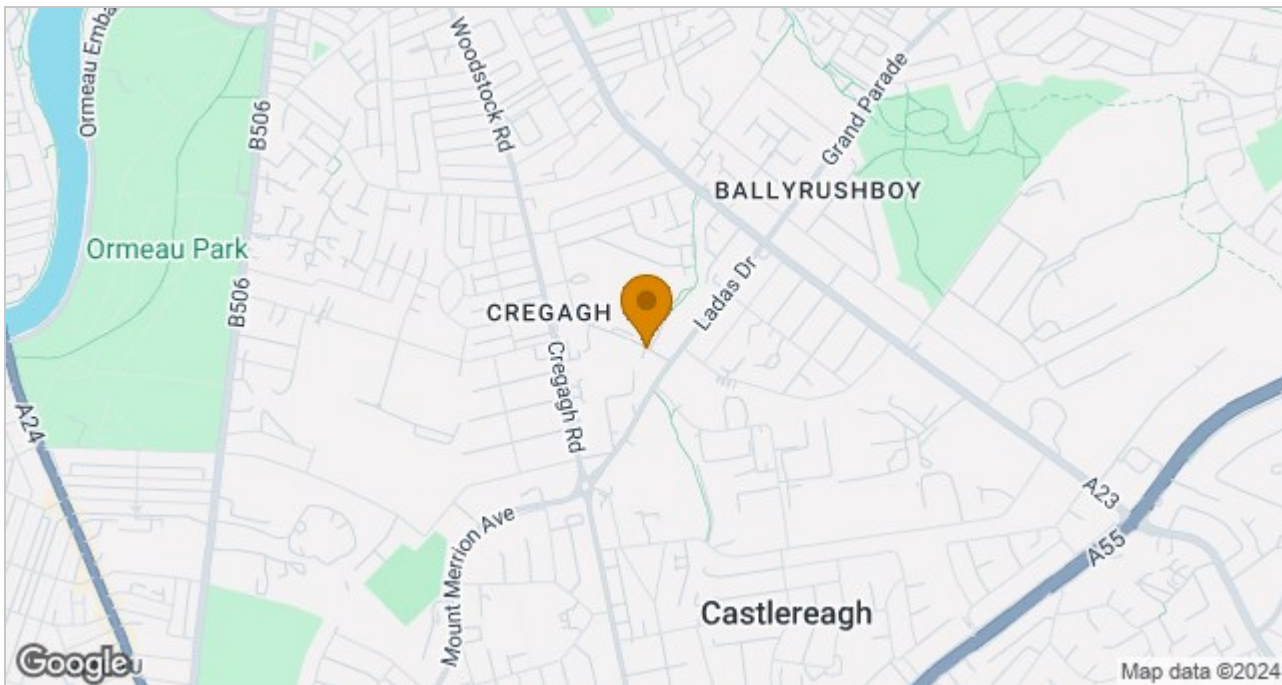
White bathroom suite comprising of panelled bath with overhanging shower attachment, pedestal wash hand basin and low flush w.c. Part tiled walls and tiled flooring. Built-in storage cupboard housing gas boiler.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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