



32 Ladas Way, Off Ladas Drive, Belfast, BT6 9ND

Asking Price £100,000

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		66	74
Northern Ireland		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 over looking 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)



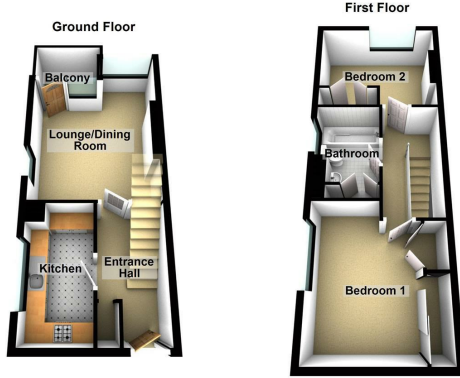
(at widest points) Double bedroom with built-in cupboard space.

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



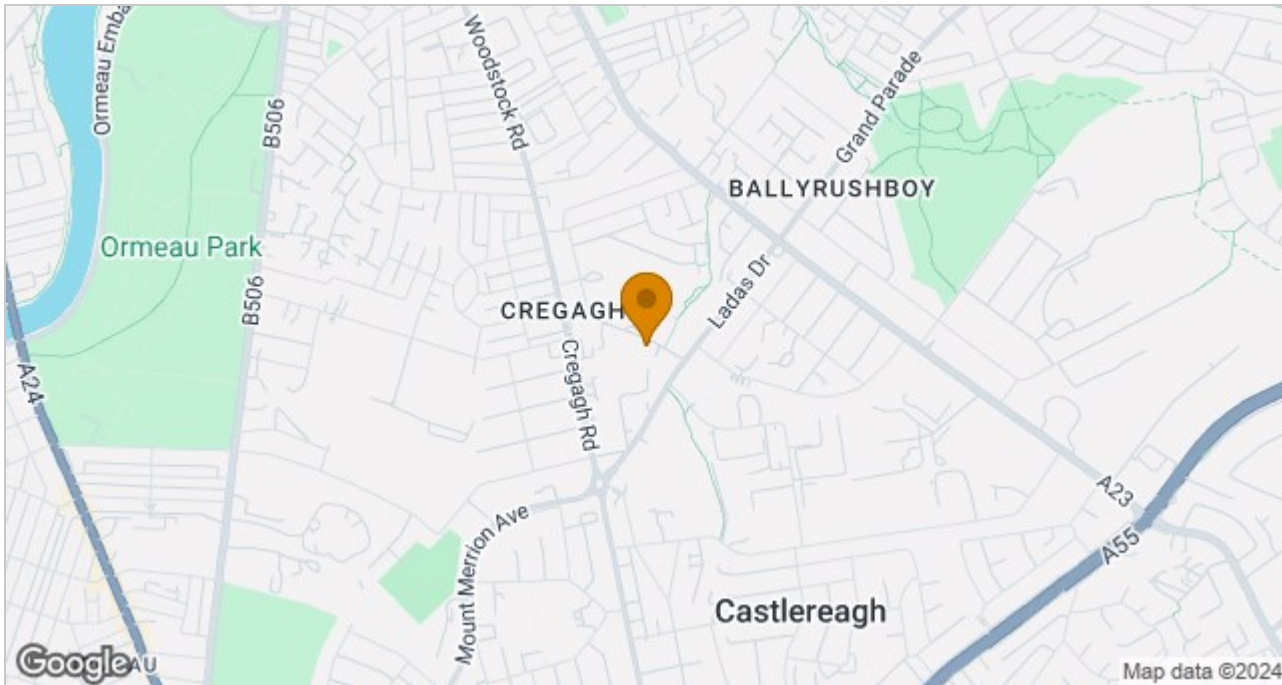
White bathroom suite comprising of panelled bath with overhanging shower attachment, pedestal wash hand basin and low flush w.c. Part tiled walls and tiled flooring. Built-in storage cupboard housing gas boiler.

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



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark