



18 ARDCAOIN PLACE, POLEGLASS, BELFAST, BT17 0UU



PUBLIC NOTICE

18 Ardcaoin Place, Belfast, BT17 0UU.

We are acting in the sale of the above property and have received an offer of £110,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contacts takes place. EPC D59

A mid-terrace home located in this small cul-de-sac setting that enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links along with the Glider service on the Stewartstown Road as well as being close to both Belfast and Lisburn. Originally a three-bedroom, the home is currently a two-bedroom with access from the third room to a developed roof space. Living room with bay window. Kitchen open plan to dining space. Bathroom at first-floor level. Oil-fired central heating. Upvc double glazing. Off-road car parking. Enclosed rear garden. Chain free. Sold as seen. Viewing recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

ASKING PRICE £110,000

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Key Features

- A mid terrace home locate in this small cul de sac setting that enjoys tremendous doorstep convenience.
- Living room with bay window.
- Bathroom at first floor level.
- Upvc double glazing.
- Enclosed rear garden.
- Originally a three bedroom the home is currently a two bedroom with access from the third bedroom to a developed roof space.
- Kitchen open plan to dining space.
- Oil fired central heating system.
- Off road carparking
- Chain free / Sold as seen.





GROUND FLOOR

Upvc double glazed front door to:

SPACIOUS ENTRANCE HALL

To:

LIVING ROOM

12'7 x 11'7

Bay window.

KITCHEN / DINING AREA

15'4 x 10'2

Single drainer stainless steel sink unit, tiled floor, storage cupboard, open plan to dining area.

FIRST FLOOR

BEDROOM 1

12'6 x 8'3

BEDROOM 2

11 x 7'8

Built-in robes.

WHITE BATHROOM SUITE

Bath, low flush w., wash hand basin, chrome effect sanitary ware, chrome towel warmer.

STUDY

Stairs to:

DEVELOPED ROOFSpace

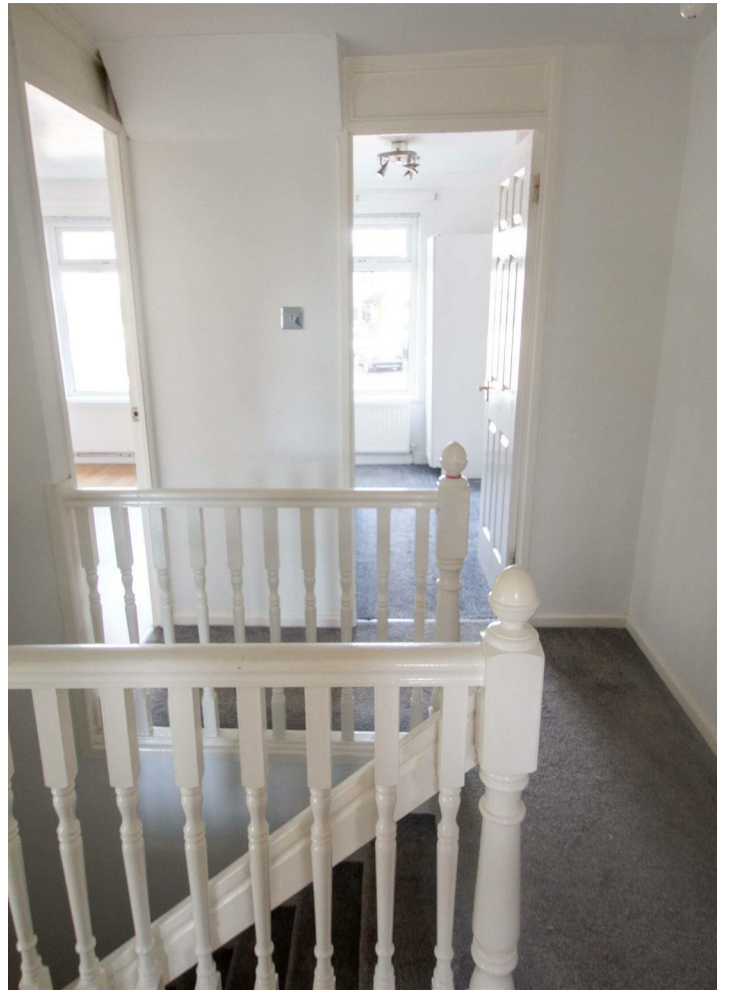
15'5 x 10'7

OUTSIDE

Enclosed rear garden, outdoor tap, off road carparking, brick paviour driveway.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18196789

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

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028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
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