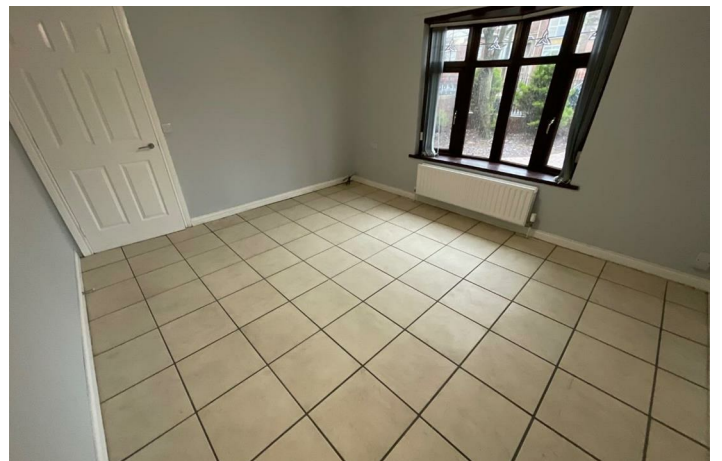
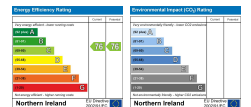




39P Ardoyne Road  
Belfast, BT14 7HX

Offers in the region of  
£165,000



# 39P Ardoyne Road

, Belfast, BT14 7HX

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An exceptionally well presented townhouse which has undergone significant modernisation which is sure to appeal to growing families and professionals alike.

Internally the dwelling has been tastefully upgraded and comprises entrance hallway, bright reception, modern fitted kitchen with appliances, downstairs cloakroom, classic white bathroom suite and four bedrooms. Outside there is secure parking to the front and rear.

The property further benefits from gas fired central heating, uPVC double glazing and ample storage.

39P Ardoyne Road is conveniently located close to many leading shops and amenities including Mountainview Surgery, Spar convenience store, Lidl, Tesco, Home Bargains, JD Gyms and leading schools such as Holy Cross and Wheatfield Primary. Bus links in to Belfast City Centre are second to none with the closest stop just minutes from the properties front door.

Contact Rea Estates now for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

PVC front door with smoked glass inset, tiled flooring, panelled radiator, stairs leading to first floor

### Reception Room 11'9" x 13'8" (3.60m x 4.19m)

Into bay, tiled flooring, double panelled radiator

### Kitchen 10'0" x 13'7" (3.06m x 4.16m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for washing machine, fridge freezer space, panelled radiator, tiled flooring, dining space

### Back Hall

Under stair storage, tiled flooring, access to rear yard

### Downstairs Cloakroom

Low flush WC, pedestal wash hand basin, tiled flooring, PVC cladded walls and ceiling

### First Floor

#### Landing

Two enclosed storage cupboards, panelled radiator, stairs leading to second floor

#### Bathroom

Three piece bathroom suite including low flush WC, pedestal wash hand basin and free standing shower, tiled flooring and walls, PVC cladded ceiling, heated towel rail

#### Bedroom 1 11'8" x 13'8" (3.56m x 4.19m)

Enclosed wardrobe, panelled radiator

## **Bedroom 2 10'2" x 13'9" (3.10m x 4.20m)**

Panelled radiator

### **Second Floor**

#### **Landing**

Large storage cupboard

## **Bedroom 3 8'9" x 20'6" (2.67m x 6.27m)**

Velux window

#### **Rear**

Brick privacy wall with wood panelled fencing access gates, secure paved driveway

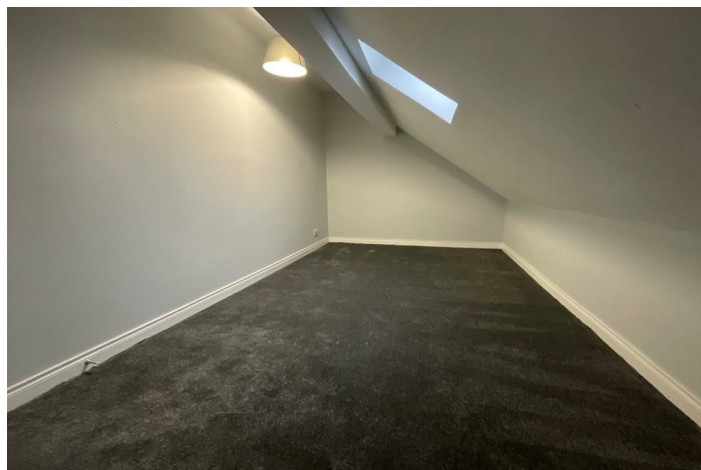
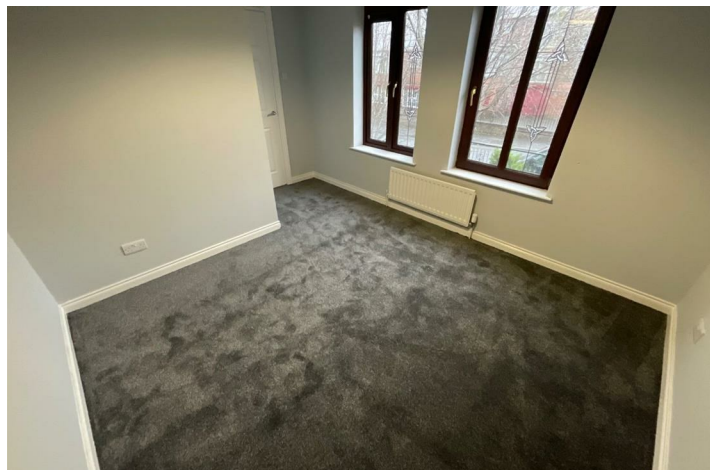
## **Bedroom 4 13'2". 13'9" (4.03m. 4.21m)**

Panelled radiator

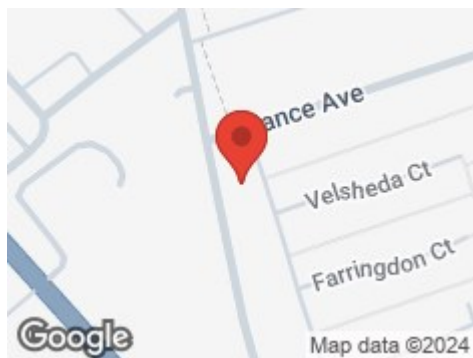
### **Outside**

#### **Front**

Brick privacy wall with metal entrance gates, secure paved driveway, stoned flowerbed



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.