

## 20 Ladbroke Drive , Belfast, BT14 7ND

**Offers In The Region Of  
£109,950**

Extended Superbly Appointed Mid Town Terrace Presented To A High Standard Set Within This Most Popular Section Of The Ardoyne.

A heavily extended mid terrace holding a prime position within this most popular location. Internally this extended family home offers spacious well proportioned accommodation and comprises 2 bedrooms, roofspace with en-suite shower room, 2 reception rooms, extended fitted kitchen incorporating built-in under oven, ceramic hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, pvc fascia and eaves and extensive use of wood laminate and ceramic floor coverings. Patio garden to front with off street car parking and a most convenient location with every possible amenity within walking distance makes this a home not to be missed.

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		71	72
EU Directive 2002/91/EC			

# 20 Ladbroke Drive

, Belfast, BT14 7ND



- Heavily Extended Period Town Terrace
- Modern White Bathroom
- Gas Central Heating
- Very Popular Location
- 2 Bedrooms 2 Reception Rooms
- En-suite Showerroom
- Off Street Carparking
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Pvc Facia And Eaves

### Extended Entrance Porch

Upvc double glazed entrance door.

### Open Entrance Hall

Wood laminate floor.

### Lounge into Bay

14'0" x 13'5" (4.28 x 4.09)

Wood laminate floor, double panelled radiator.

Double doors

### Dining Room

13'5" x 7'1" (4.10 x 2.18)

Ceramic tiled floor, panelled radiator.

### Extended Kitchen

10'4" x 7'3" (3.17 x 2.23)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and hob, stainless steel canopy

extractor fan, fridge freezer space, plumbed for washing machine, partly tiled walls, panelled radiator, recessed lighting, ceramic tiled floor. Upvc double glazed door

### First Floor

Landing

### Bathroom

Modern white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, feature radiator, pvc panelled walls, pvc ceiling, recessed lighting.

### Bedroom

9'8" x 7'10" (2.96 x 2.39)

Wood laminate floor, panelled radiator.

### Bedroom

10'7" x 9'8" (3.25 x 2.96)

Wood laminate floor, panelled radiator. concealed gas boiler.

### Roofspace

12'1" x 10'7" (3.70 x 3.25)

Fixed staircase

Dormer window, built-in mirrored wardrobes, recessed lighting.

### En-suite Shower Room

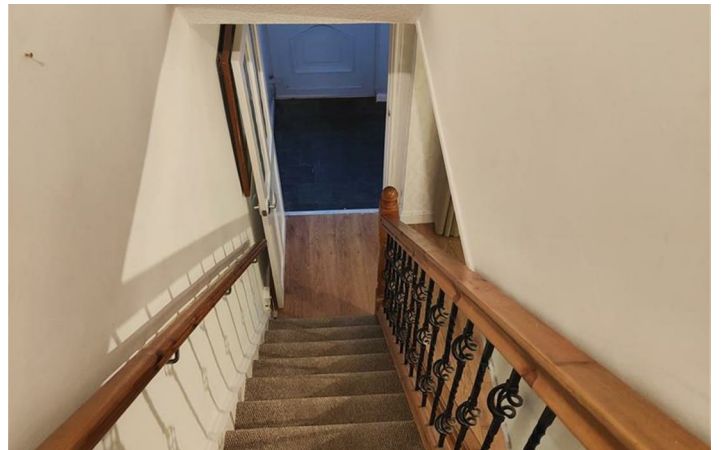
White suite comprising wash hand basin, low flush, shower cubicle, thermostatically controlled shower unit, Pvc panelled walls and ceiling, panelled radiator.

### Outside

Extensive front garden in patio with carparking. Enclosed covered rear yard.

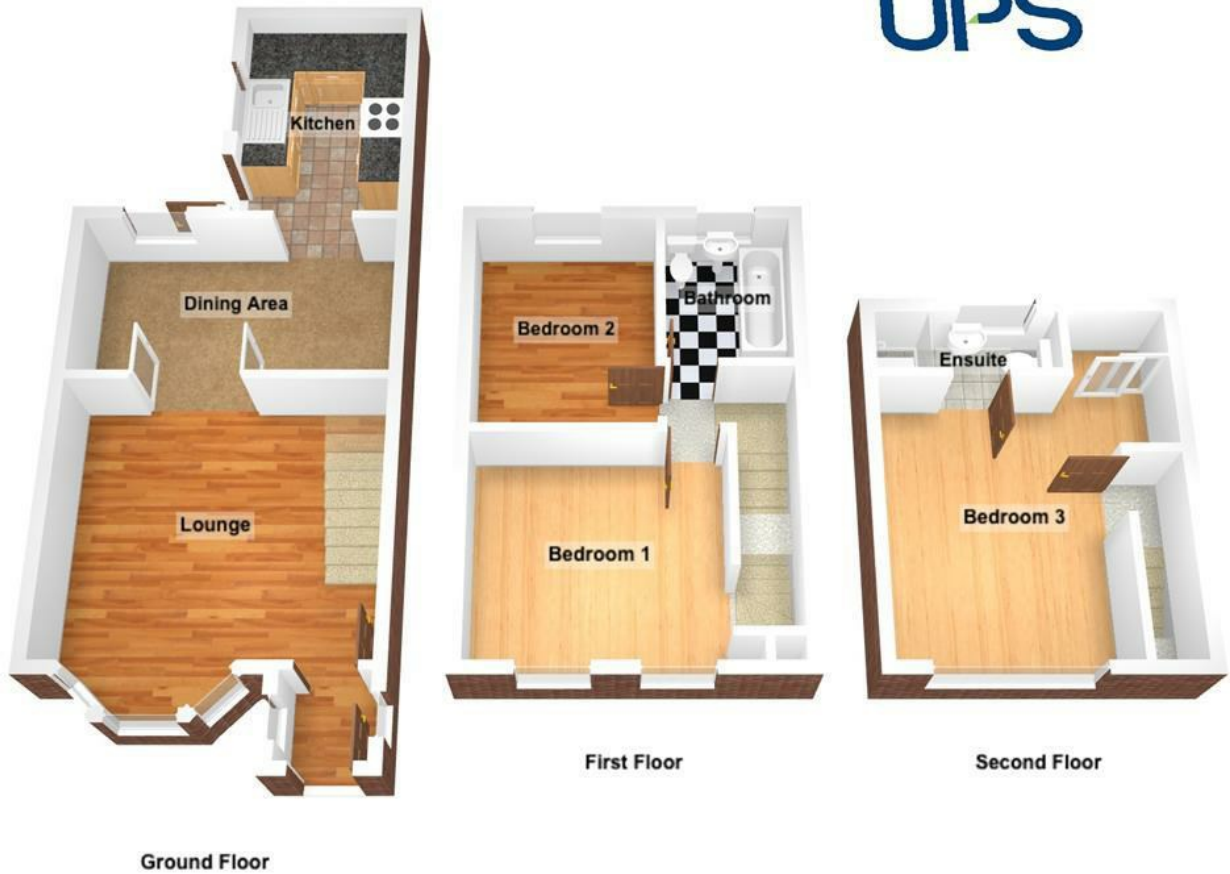


### Directions



# Floor Plan

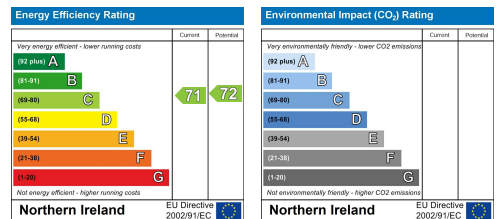
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Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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