



102 Farrington Gardens , Belfast, BT14 7LT

Offers Around £85,000

Extended Period Town Terrace Situated Within This Most Popular Section Of The Ardoyne

A fabulous opportunity to purchase an extended and well maintained period town terrace holding a prime position within this most popular section of the Ardoyne. The interior comprises 2 bedrooms, lounge into bay, extended fitted kitchen and modern bathroom in white suite. The dwelling further offers double glazed windows in hardwood frames, gas central heating and off street carparking. While requiring improvements this property offers obvious potential making this the ideal starter home or investment opportunity - Early Viewing is highly recommended.

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		EU Directive 2002/91/EC	

102 Farrington Gardens

, Belfast, BT14 7LT



- Extended Period Town Terrace
- Extended Fitted Kitchen
- Gas Central Heating
- 2 Bedrooms
- Modern White Bathroom Suite
- Off Street Carparking
- Through Lounge
- Double Glazed Windows In Hardwood Frames

Entrance Hall

Upvc double glazed entrance door.

Lounge into Bay

12'11" x 11'10" (3.96 x 3.62)

Wood laminate floor, ornate fireplace, panelled radiator.

Extended Kitchen

12'11" x 7'4" (3.95 x 2.26)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, breakfast bar, free standing cooker, fridge/freezer space, plumbed for washing machine,

partly tiled walls, Lvf flooring, panelled radiator, hardwood door to rear.

First Floor

Landing.

Bathroom

Modern white suite comprising panelled bath, vanity unit, low flush wc, partly tiled walls, panelled radiator, Lvf flooring, extractor fan.

Bedroom

9'11" x 8'3" (3.03 x 2.52)

Panelled radiator.

Bedroom

10'3" x 10'7" (3.14 x 3.24)

Built-in storage, panelled radiator.

Outside

Hard landscaped front garden in brick paver driveway, enclosed covered rear yard.



Directions



Floor Plan

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.



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