

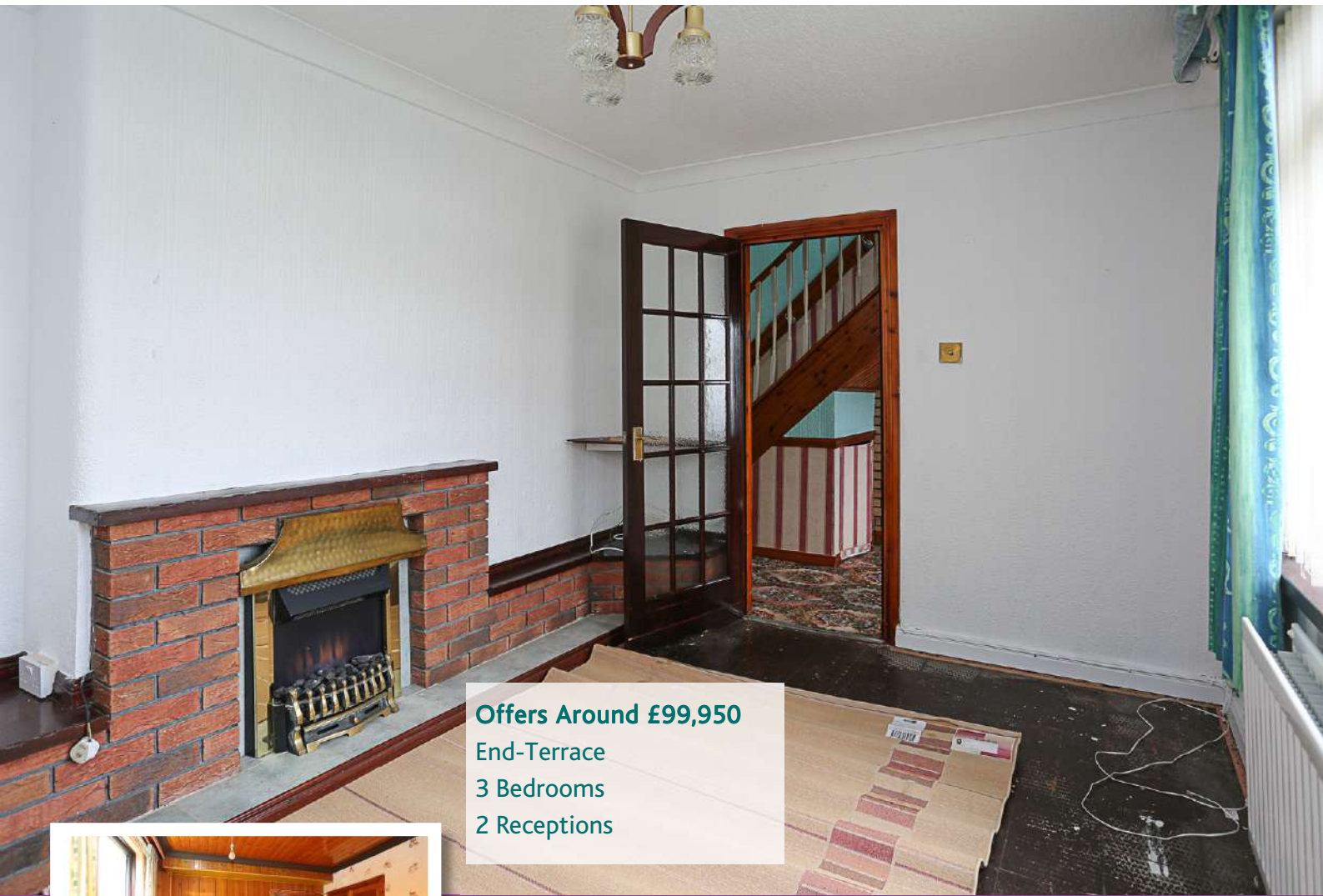


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

78 Ardcarne Drive | Belfast, BT5 7RS
OFFERS AROUND £99,950

Scan for Property Details
and to Arrange a Viewing





Offers Around £99,950
End-Terrace
3 Bedrooms
2 Receptions

Property Features

- Well Presented End-Terrace Property in Need of Some Modernization
- Popular Location Situated Off Newtownards Road
- Within Walking Distance to Local Shops and Schools and to the Glider Network
- Spacious Living Room
- Fitted Kitchen with Space for Casual Dining Area
- Three Well Appointed Bedrooms
- Fitted Bathroom with White Suite
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Extensive Rear Garden with Private Southerly Aspect Ideal for Outdoor Entertaining
- No Onward Chain
- Early Viewing Highly Recommended
- Ideally Suited to First Time Buyer, Young Family or Investor



Accommodation

Ground Floor

Covered Entrance Porch

Spacious Reception Hall

Living Room

12'8" x 10'1"

Open Plan Kitchen / Diner

12'6" x 10'4"

Downstairs Bathroom

First Floor

Landing

Bedroom One

12'7" x 9'7"

Bedroom Two

10'7" x 10'6"

Bedroom Three

10'7" x 6'7"

Outside

Enclosed Extensive Private Rear Garden with Southerly Aspect

Outhouse

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk

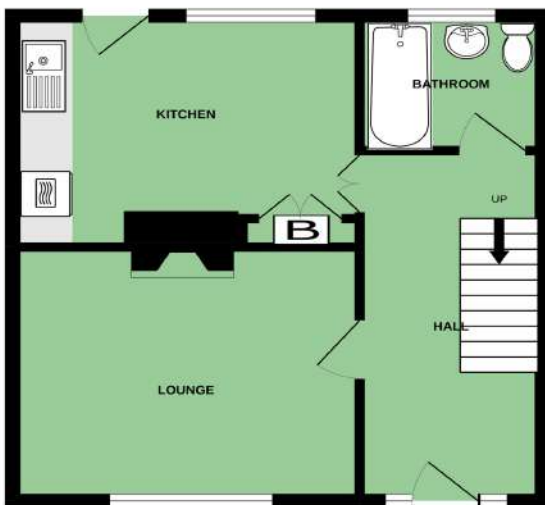


In need of some modernisation, this well presented end-terrace property offers excellent convenience to a range of local amenities and a variety of primary and secondary schooling. Also close at hand is George Best City Airport, Stormont Buildings, The Ulster Hospital and Belfast City Centre for the daily commuter.

Internally the accommodation comprises of three double bedrooms, separate living room, downstairs bathroom with white suite and a fitted kitchen with space for a casual dining area. Additional benefits include gas fired central heating, UPVC double glazing throughout, an extensive private rear garden and to the front there is ample off street parking for two to three cars.

This is a great opportunity for a first time buyer, investor or young family seeking spacious accommodation within a popular residential location, we recommend viewing at your earliest convenience.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Travelling along the Upper Newtownards Road, in the direction of Dundonald, turn right into Ardcarne Way and continue ahead onto Ardcarne Drive. Number 78 is located on the left hand side.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	60	67
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



Viewing

By appointment through agent.

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