



Ardcam Park,
Offers in the region of £74,950

- Second Floor Apartment
- Two Bedrooms
- Lounge
- Kitchen



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Ardcarn Park, Belfast

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We are delighted to present to the open market this well presented second floor apartment. Internally the bright accommodation comprises two bedrooms, lounge, kitchen and bathroom with white suite. Additional benefits include double glazed window frames, gas central heating and communal gardens. The apartment is within walking distance of public transport links for city commuting. Stormont parliament buildings, The Ulster Hospital and the many day to day amenities on the Comber road are also easily accessible. Ideally suitable for a first time buyer or investor alike. Early viewing is recommended.

ACCOMMODATION

Communal entrance hall, stairs to second floor, apartment front door, entrance hall laminate wooden floor, intercom

LOUNGE

4.67m x 3.53m (15'4" x 11'7")

Wooden fireplace with tiled inset and hearth, laminate wooden floor

KITCHEN

3.84m x 2.74m (12'7" x 9'0")

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, plumbed for washing machine, built in oven and four ring hob, extractor fan, breakfast area, built in storage with gas boiler

BEDROOM ONE

3.96m x 2.67m (13'0" x 8'9")

Laminate wooden floor

BEDROOM TWO

2.64m x 2.62m (8'8" x 8'7")

Laminate wooden floor

BATHROOM

White suite, panelled bath, Triton electric shower unit, low flush WC, pedestal wash hand basin, ceramic tiled floor

OUTSIDE

Communal gardens to rear, storage outhouse



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.