



Upper Newtownards Road,

**Offers in the region of
£184,950**



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Ideally positioned within this highly regarded residential development, is this beautifully appointed ground floor apartment. Internally this apartment offers bright accommodation comprising two generous bedrooms master with Jack and Jill ensuite bathroom, spacious lounge with Limestone fireplace and modern fitted kitchen with ample dining area. Externally there is a designated residents car parking space with additional visitors car parking. Further benefits include gas central heating and double glazed windows. This property is ideally positioned within walking distance of the ever-growing buzz of both Ballyhackamore and Belmont villages and their many local amenities and eateries. Public transport links for city commuting and George Best city airport are also only a short distance away. Rarely would a property of this style and calibre present itself to the open market, in order to appreciate the many quality attributes on offer, early internal viewing is strongly recommended in order to avoid disappointment.

ACCOMMODATION

Front door to communal entrance hall. Apartment front door to entrance hall, ceramic tiled floor, cornice work, recessed spotlights, intercom, alarm panel.

LOUNGE

4.62m x 4.14m (15'2" x 13'7")

Limestone fireplace and hearth, Oak wooden floor, cornice work, recessed low voltage spotlights, circular bay window

MODERN FITTED KITCHEN

5.21m x 2.90m (17'1" x 9'6")

Stainless steel bowl and one half sink unit with mixer taps and granite drainer, excellent range of high and low level units with granite work surfaces and up stand, ceramic tiled floor, concealed lighting, recessed low voltage spotlights, wine rack, stainless steel Neff built in oven and five ring gas hob, stainless steel Neff built in microwave, integrated washing machine, integrated fridge freezer, Neff integrated dishwasher, concealed gas boiler, ample dining area

MASTER BEDROOM

4.17m x 3.86m (13'8" x 12'8")

Excellent range of built in robes with mirrored sliding doors, recessed low voltage spotlights. Door to Jack and Jill ensuite bathroom

BEDROOM TWO

4.04m x 3.18m (13'3" x 10'5")

Recessed spotlights

BATHROOM WITH MODERN WHITE SUITE

Panelled bath with chrome mixer taps, vanity unit with chrome mixer taps, shaving point, chrome heated towel rail, dual flush close coupled WC, ceramic tiled floor, recessed low voltage spotlights, extractor fan, fully tiled walk in shower cubicle with thermostatically controlled shower and overhead rainforest drencher

OUTSIDE

Designated car parking for one car, plus additional visitors car parking.



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		