

Apt 3, 313 Belmont Road,  
Belfast, BT4 2NE



Asking Price £165,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

**KEY FEATURES**

- Spacious First Floor Apartment Within A Secure Development
- Two Well Proportioned Bedrooms (Master Bedroom With Ensuite Shower Room)
- Large Living Room With Dining Area With Vaulted Ceiling
- Modern Fitted Kitchen With Integrated Appliances
- Bathroom In White Suite
- Built-In Storage
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Residents Parking & Communal Gardens To Rear
- Close To Belmont & Ballyhackamore Villages, Parks & Public Transport
- Convenient To Stormont Buildings, Belfast City Centre & Belfast City Airport

**SUMMARY**

The modern first floor apartment is found within this attractive development in one of East Belfast’s most popular areas.

The layout comprises an entrance hall with built in storage, large living room with dining area open to modern fitted kitchen with integrated appliances. There are two good sized bedrooms (master bedroom with ensuite shower room), and main bathroom in white suite. Outside, there is secure residents parking accessed via remote controlled gates.

The apartment is situated within easy reach of Belmont Park, Stormont, and an array of cafes and restaurants at Belmont and Ballyhackamore Villages. Early viewing is recommended.



**ACCOMMODATION**

**GROUND FLOOR**

Boiler room and storage. Stairs to:

**FIRST FLOOR**

**ENTRANCE HALL:**

With cloakroom.

**LIVING ROOM OPEN TO KITCHEN / DINING AREA:**

**23’ 3” x 12’ 7” x 14’ 8”  
(7.09m x 3.84m x 4.47m)**

Vaulted ceiling and feature gas fire in living area. Kitchen with polished granite work surfaces. Integrated appliances. 4 ring stainless steel gas hob with under oven and extractor fan over. Ceramic tiled floor. Built-in speakers.







**MASTER BEDROOM:**  
12' 9" x 12' 5" (3.89m x 3.78m)  
(max.)

**ENSUITE SHOWER ROOM:**  
Fully tiled shower cubicle with thermostatic shower. Semi-pedestal wash hand basin with mixer taps. Low flush WC. Fully tiled walls. Ceramic tiled floor. Chrome towel radiator.

**BEDROOM (2):**  
11' 0" x 8' 8" (3.35m x 2.64m)

**BATHROOM:**  
White suite comprising of panel bath with mixer taps and shower fitment. Semi-pedestal wash hand basin. Low flush WC. Fully tiled walls. Ceramic tiled floor. Chrome towel radiator.

**OUTSIDE**  
Secure car parking.









# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/B/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	74	75
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 9729-9027-0282-6250-9230

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