

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



Asking Price £165,000

Telephone 02890 595555 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 FramesResidents 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.

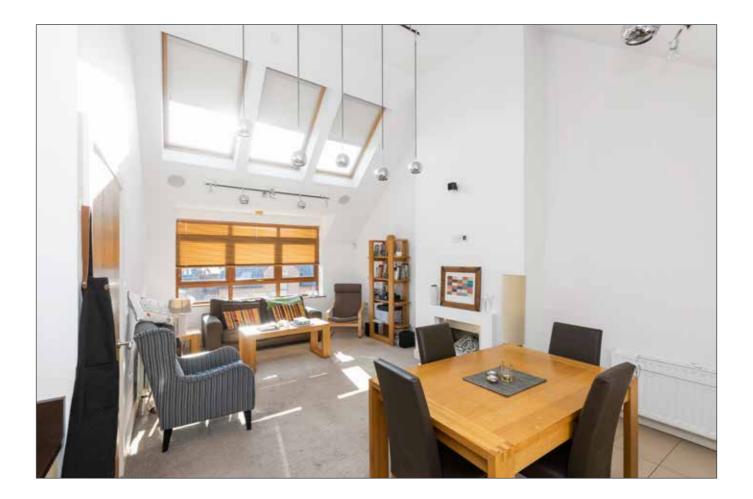
The apartment is situated within easy reach of Belmont Park, Stormont, and an array of cafes and restaurants at Belmont and Ballyhackamore Villages. Early viewing is recommended.











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.



Telephone 02890 595555 www.simonbrien.com







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:

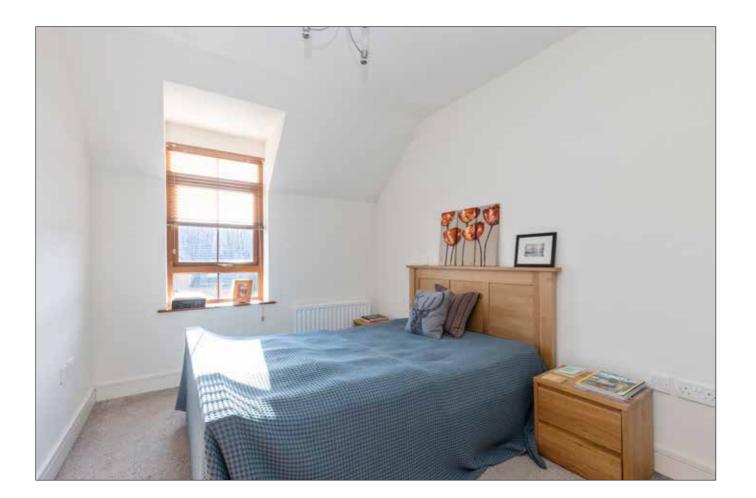
White suite comprising of panel bath with mixer taps and shower fitment. Semi-pedestal wash hand basin. Low flush WC. Fully tiled walls. Ceramic tiled floor. Chrome towel radiator.

OUTSIDE

Secure car parking.



SIMONBRIEN RESIDENTIAL Telephone 02890 595555 www.simonbrien.com











Telephone 02890 595555 www.simonbrien.com

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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional Contact our team, without obligation, on **028 9066 8888**



Current Potential

lettings department who offer a comprehensive lettings service.



A 92 plus B 81-91 74 75 D 55-68 E 39-54 F 21-38 G 1-20 Not energy efficient - higher running costs EPC REF: 9729-9027-0282-6250-9230

Newtownards 17 High Street Newtownards BT23 4XS T 02891 800700 E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them, iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchaser price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable the applicable cannot prove the applicable cannot be applicable to a streament or or otherwise, for any loss arising from the use of these particulars are given by the payable on the use of these particulars are given by the payable on the use of these particulars are given by the payable on the use of these particulars are given and any prospective payable on the payle appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars