

simon**BRIEN**  
RESIDENTIAL

Apt 1 The Courtyard,  
222 Castlereagh Road, Belfast, BT5 5FZ



Asking Price £115,000

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

## KEY FEATURES

- Spacious Modern Ground Floor Apartment
- One Double Bedroom
- Spacious Lounge Open Plan To Modern Kitchen With Casual Dining Area
- Bathroom With White Suite
- Fully uPVC Double Glazed Windows
- Phoenix Gas Central Heating
- One Allocated Resident Car Space & Additional Visitor Parking
- Popular Residential Location
- Close To Belfast City Centre & George Best City Airport
- Well Presented Throughout
- Ideal First Time Buyer Home

## SUMMARY

Located in the ever popular Courtyard development, situated directly off the Castlereagh Road, this well-presented ground floor apartment offers bright and spacious accommodation throughout, and convenience of location with many day to day amenities on the doorstep and within walking distance.

The internal accommodation comprises of reception hall, spacious lounge open plan to kitchen with casual dining area, one double bedroom, and bathroom with modern white suite. The property has the added benefit of fully uPVC double glazing and Phoenix Gas fired central heating.

As a location, this property offers ease of access to George Best City Airport, Belfast City Centre, the SSE Arena, Tesco Superstore as well as the eateries and cafes on the Castlereagh Road, Cregagh Road, and Upper Newtownards Road at Ballyhackamore.

Ideally suited to the young professional, we recommend early viewing through our East Belfast office by calling 028 9059 5555.



## ACCOMMODATION

### GROUND FLOOR

Entrance door leading to entrance porch.

### LIVING ROOM OPEN TO KITCHEN: 15' 3" x 17' 09" (4.65m x 5.41m)

In the living area - wood laminate flooring. French double doors leading to private paved terrace. In the kitchen area - full range of high and low level units. Four ring ceramic hob with under oven and stainless steel extractor canopy over. Stainless steel 1.25 single drainer sink unit with mixer taps. Partially tiled walls.

### INNER HALLWAY:

Storage cupboard.

### BEDROOM (1): 11' 10" x 9' 1" (3.61m x 2.77m)

Built-in wardrobe.

### SHOWER ROOM:

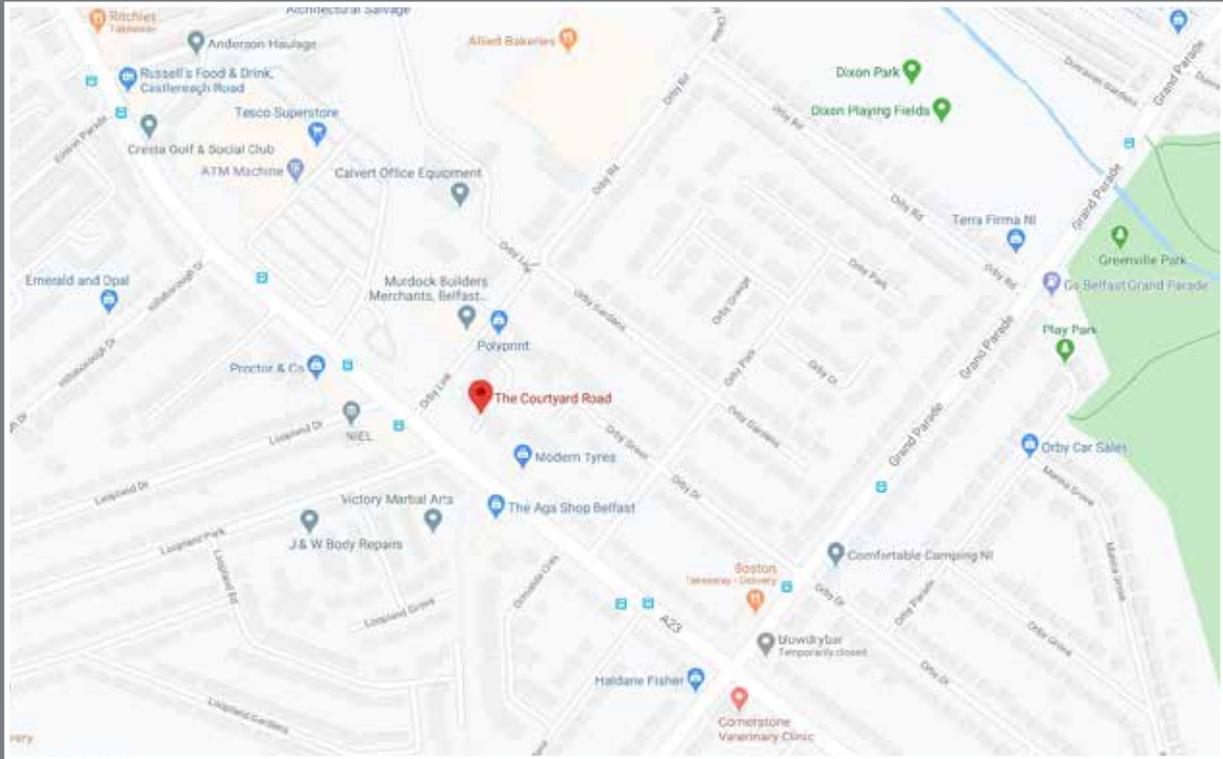
Shower cubicle with thermostatic shower. Low flush WC. Pedestal wash hand basin with mixer taps. Ceramic tiled floor.

### OUTSIDE

One allocated resident car space and additional visitor 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

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](http://www.simonbrien.com)



## 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/F/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	71	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9400-0626-7860-2055-1292

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