

**Apt 8, 8 Motelands,
Old Hollywood Road, Belfast, BT4 2JH**



Offers Over £229,500

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Exceptionally Well Appointed Penthouse Apartment
- Sliding Sash Glazing Throughout With Bespoke Shutters
- Phoenix Natural Gas Central Heating
- Luxury Bathroom
- Living Room With Gas Fire
- Kitchen With Integrated Appliances & Dining Area
- Two Bedrooms (Principle With Ensuite Bathroom)
- Main Bathroom & Separate WC
- CAT 5 Wiring
- Security Alarm
- Ample Resident & Visitor Parking
- Communal Gardens



SUMMARY

An apartment in Moat House offers a contemporary modern lifestyle set within a magnificent 19th Century building.

Built in 1863 for Thomas Valentine, of the Northern Spinning and Weaving Company, to designs by William J Barre Architect, the house was used principally as a residential property, but in 2009, the building was completely restored structurally internally and externally to offer 9 luxury apartments and retains numerous beautifully crafted details which are sensitively integrated into the modern property. No. 8 is a penthouse apartment which is accessed via the impressive central staircase.

The accommodation comprises an entrance hall, living room, kitchen and dining area, bathroom, separate WC, and two bedrooms (principle bedroom with ensuite bathroom). Outside there is ample parking for residents and visitors with delightful communal gardens laid in lawns.

The strategic location of the property is ideal to take advantage of the close proximity to Belfast, City Airport and a range of shopping amenities nearby at Hollywood Exchange.

All in all this is an exceptionally well appointed and well presented property ready for immediate occupation.



ACCOMMODATION

FIRST FLOOR

Entrance door leading to:

ENTRANCE HALL:

TV intercom to front door.

BEDROOM (1):

14' 8" x 12' 1" (4.47m x 3.68m)

ENSUITE BATHROOM:

Oval bath with mixer taps and telephone shower fitment over. Low flush WC. Fully tiled shower cubicle. Pedestal wash hand basin. Fully tiled walls.

BATHROOM:

White suite comprising of panelled bath with telephone shower over. Pedestal wash hand basin. Fully tiled walls.

SEPARATE WC:

High flush WC. Corner wash hand basin.

KITCHEN WITH CASUAL DINING AREA:

15' 9" x 8' 7" (4.8m x 2.62m)

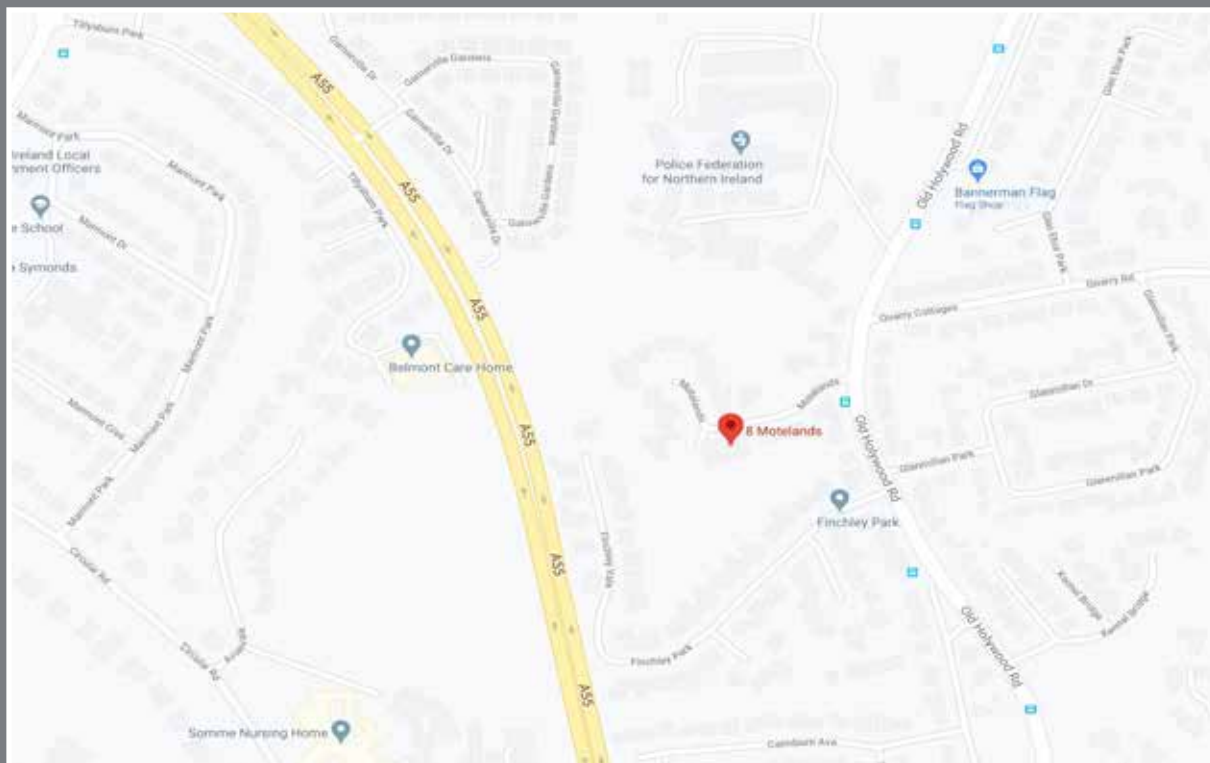
Full range of high and low level units with glazed display cabinets. Four ring stainless steel gas hob with under oven and stainless steel extractor fan over. Jaw box sink unit. Built-in fridge/freezer, dishwasher and washing machine. Partially tiled walls. Wood laminate floor.



BEDROOM (2):
17' 5" x 10' 5" (5.31m x 3.18m)

LIVING ROOM:
15' 7" x 13' 0" (4.75m x 3.96m)
Cast iron fireplace with slate surround and gas fire inset.

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

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REF: SHJD/G/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	55	57
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0675-2904-0183-2600-5465

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