

simon**BRIEN**  
RESIDENTIAL

224 Belmont Road,  
Belfast, BT4 2AW



Asking Price £190,000

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



## KEY FEATURES

- Gracious First Floor Apartment Extending To Approximately 1,350 Sq Ft
- Three Bedroom, Master Ensuite Shower Room
- Two Reception Rooms
- Modern Kitchen with Dining Area
- Utility Room
- Bathroom
- Gas Heating
- Double Glazing
- Garage

## SUMMARY

Occupying an excellent position in a mature residential location this well-proportioned apartment will undoubtedly appeal to those seeking an easily maintained yet spacious home.

From the elegant wood panelled hall there are two reception rooms which can be open plan or divided, 3 bedrooms, main bedroom with ensuite shower room, extended kitchen, and casual dining area, bathroom with separate WC and utility area with access to rear stairs to garage.

On a main bus route to the city centre, there are excellent shopping facilities, restaurants, churches and parks close by at Strandtown and Ballyhackamore and Belfast City Airport, Government buildings, the Ulster Hospital and Holywood are just minutes away by car.

As this calibre of apartment is not easily found early viewing is strongly recommended.



## ACCOMMODATION

### FIRST FLOOR

#### ENCLOSED ENTRANCE PORCH:

Georgian style glazed vestibule doors to:

#### ENTRANCE HALL:

Panelled walls. Plate rack. Cloaks cupboard.

#### DRAWING ROOM:

**14' 0" x 13' 2" (4.27m x 4.01m)**

Fireplace with electric fire. French door to balcony. Folding doors to:



**LIVING ROOM:**  
13' 11" x 13' 0" (4.24m x 3.96m)

Corniced ceiling.

**BEDROOM (1):**  
13' 5" x 12' 0" (4.09m x 3.66m)

Range of built-in wardrobes with sliding doors.



**ENSUITE SHOWER ROOM:**  
Low flush WC. Pedestal wash hand basin with mixer taps. Shower cubicle with 'Mira' instant heat electric shower. Fully tiled walls and floor. Chrome towel radiator.

**BEDROOM (2):**  
13' 1" x 12' 0" (3.99m x 3.66m)

Vanity unit with inset wash hand basin and storage underneath. Corniced ceiling.

**BEDROOM (3):**  
12' 0" x 10' 0" (3.66m x 3.05m)

Range of built-in wardrobes.



**MODERN STYLE BATHROOM:**  
Vanity unit with inset wash hand basin and storage underneath. Panelled bath with thermostatic shower over. Low flush WC. Wall tiling. Ceramic tiled floor. Chrome towel radiator.

**UTILITY ROOM:**  
11' 2" x 7' 11" (3.4m x 2.41m)

Sink unit with built-in cupboards. Plumbed for washing machine.

**REAR HALLWAY:**  
Access to garage below and rear door.



**KITCHEN / DINING AREA:**  
16' 6" x 12' 2" (5.03m x 3.71m)  
With walk-in storage cupboard. Range of high and low level units. Single drainer sink unit with mixer taps. Microwave combi oven and under oven. 4 ring ceramic hob with concealed extractor fan over. 'Neff' dishwasher. Ceramic tiled floor.

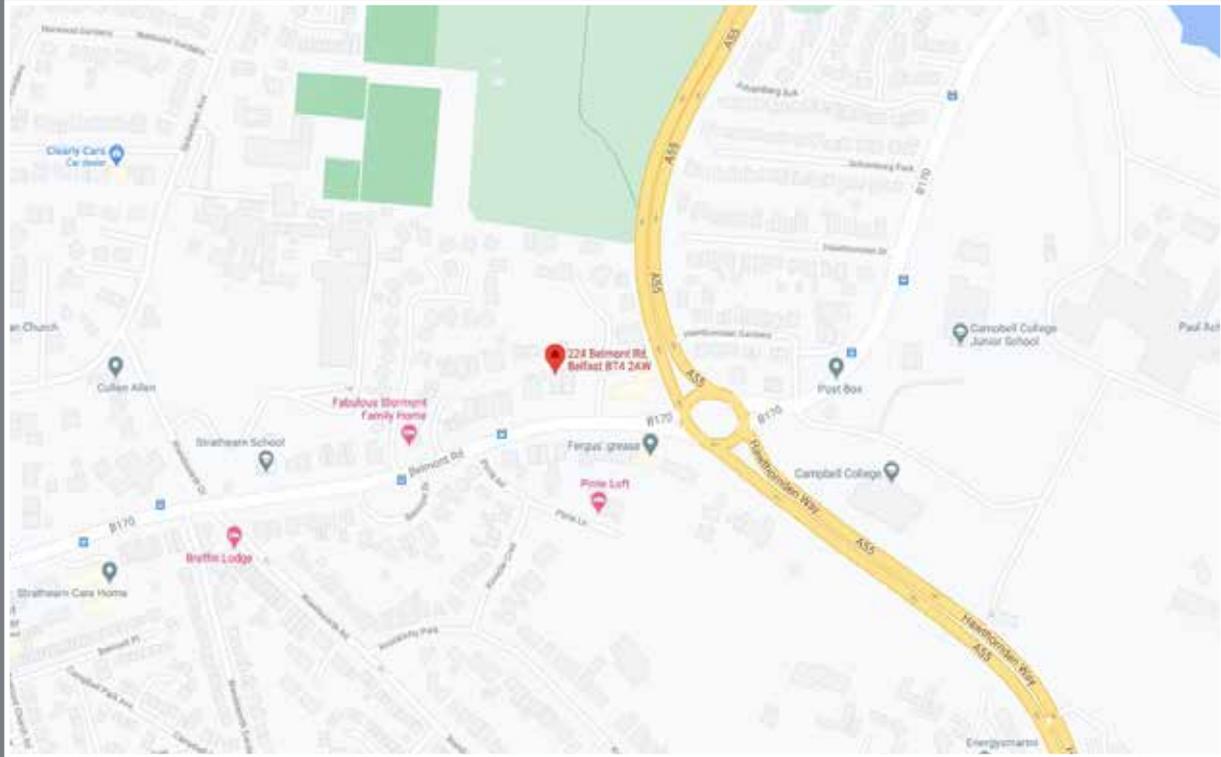
**GROUND FLOOR**

**GARAGE:**  
16' 5" x 8' 2" (5m x 2.49m)  
Gas boiler. Folding doors. Light.





# 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/B/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59   D
39-54	E	41   E	
21-38	F		
1-20	G		

EPC REF: 9157-0929-6630-0793-8902

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