



Apt 1, Rosepark Lodge | Belfast | BT5 7RH

02891 180081 | viewings by appointment 7 days a week

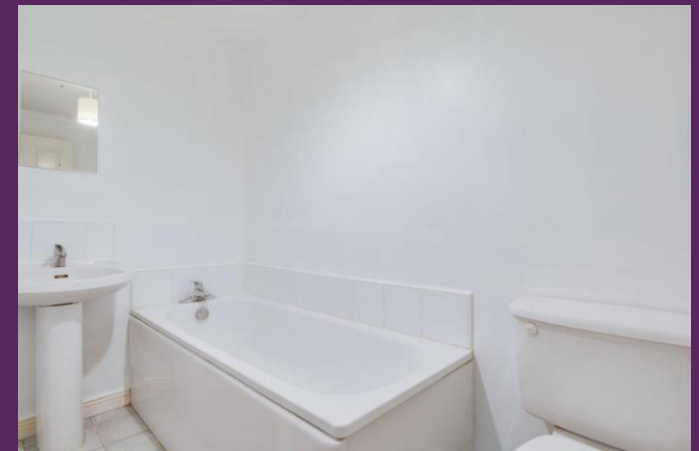
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# Apt 1, Rosepark Lodge

- \* A spacious and exceptionally bright ground floor apartment
- \* Well-presented and in good condition throughout
- \* Large welcoming entrance hall with built-in storage
- \* Exceptionally bright living room with dual aspect windows and patio doors to the rear
- \* Spacious kitchen with good range of units and appliances and dining space
- \* Three well-proportioned bedrooms, master benefiting from an ensuite shower room
- \* Modern bathroom with a white three piece suite
- \* Allocated parking facilities
- \* Gas fired central heating & double glazed throughout
- \* Convenient location within walking distance to local amenities
- \* Excellent value for money & ready to move into
- \* Chain free

**Offers Around: £150,000**





## Fantastic modern apartment!

This impressive ground floor apartment sits on a bright site within the Rosepark Lodge development and the great location makes this property outstanding value for money and an ideal choice for those thinking of getting on the property market or for those looking for convenience and a comfortable lifestyle without compromising on facilities. The apartment has been tastefully decorated throughout leaving little for the new owner to do other than move in and the chain free status will be an added bonus and should make for a stress free transaction for the lucky purchaser!

Benefiting from its own front door, the apartment comprises of an entrance porch, a bright living room boasting dual aspect windows and patio doors to the rear, a spacious kitchen with range of units and integrated appliances and plenty of dining space, an inner hallway with storage, three well-proportioned bedrooms, two offering built-in robes and the master offering an ensuite shower room, and a modern bathroom with white three piece suite. Externally, there are excellent parking facilities.

Rosepark Lodge is conveniently situated close to both Dundonald and Ballyhackamore villages where every amenity can be found including banks, post offices, shops and a range of bars and restaurants. Stormont Estate is close by offering numerous walks and trails and public transport links are easily accessed, as are the main arterial routes for journeys to the city centre and beyond.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## THIS PROPERTY COMPRISES

Wooden front door to...

ENTRANCE PORCH: Tiled floor.

LIVING ROOM: (4.67m x 3.87m) Dual aspect windows. Sliding patio doors to external communal area.

KITCHEN: (3.72m x 3.64m) Excellent range of modern high and low level units, 1 ½ bowl stainless steel sink unit, built-in double oven, 4 ring electric hob, stainless steel extractor fan, integrated dishwasher, integrated washing machine. Dining space. Part tiled walls.

INTERNAL HALLWAY: Large storage cupboard.

BEDROOM (1): (3.43m x 3.08m) Range of built-in robes.

ENSUITE SHOWER ROOM: Three piece white suite comprising low flush WC, pedestal wash hand basin and fully tiled shower cubicle. Part tiled walls, extractor fan.

BEDROOM 2: (3.10m x 2.45m) Range of built-in robes.

BEDROOM (3): (3.00m x 2.24m)

BATHROOM: (2.58m x 1.39m) Three piece white suite comprising low flush WC, pedestal wash hand basin and tiled panelled bath. Part tiled walls, tiled floor.

OUTSIDE

Communal space and allocated parking facilities.



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