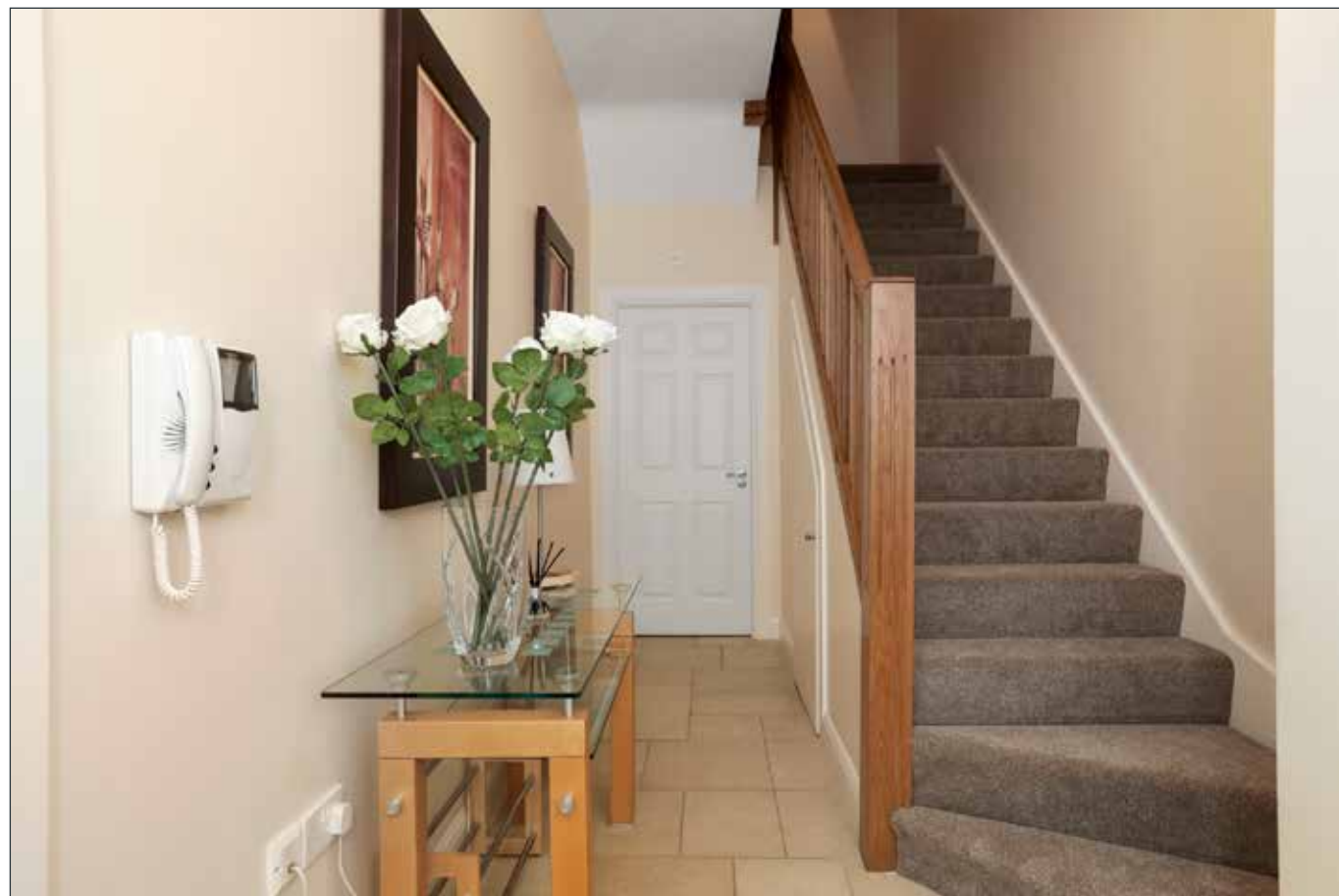


**Apt 4 Addeelia House,
18 Adelaide Park, Belfast, BT9 6FX**



Asking Price £299,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Well-Appointed Three Storey Apartment
- Beautifully Presented Accommodation
- Three Double Bedrooms
- Spacious Open Plan Living / Dining Area With Kitchen Area With A Range Of Quality Integrated Appliances
- Ensuite Shower Room, Additional Shower Room & Downstairs Cloakroom
- Gas Fired Central Heating / PVC Double Glazing
- Alarm System Installed
- Gated Development With Communal Gardens
- Two Allocated Parking Spaces
- Ideal For Young Professional Couple Or Those Downsizing Within The Area
- Viewing By Private Appointment

SUMMARY

Addeelia House is an exclusive gated development of high quality homes off Adelaide Park, in one of South Belfast's most sought after residential locations.

This particular property provides exceptionally well appointed and presented accommodation with three double bedrooms, principal with ensuite, additional shower room, and superb open plan living / dining area, with kitchen with a range of integrated appliances. Externally, the property has well tended communal gardens, and allocated resident parking to the rear.

Likely to be of interest to the young professional or those downsizing within the area. Viewing of this superb property is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE HALL:

Cloakroom with low flush WC. Wash hand basin. Fully tiled walls.

LIVING / DINING AREA OPEN TO KITCHEN: 25' 2" (into bay) x 18' 4" (7.67m x 5.59m)

In the kitchen area - excellent range of high and low level units. Inset sink unit. 'Bosch' 4 ring gas hob. Electric oven. Microwave. Integrated dishwasher and fridge/freezer. Ceramic tiled floor.



FIRST FLOOR

PRINCIPAL BEDROOM:

17' 5" x 15' 8" (5.31m x 4.78m)

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin. Heated towel radiator. Ceramic tiled floor. Fully tiled walls.

BEDROOM (2):

13' 9" x 9' 11" (4.19m x 3.02m)

SECOND FLOOR

BEDROOM (3):

17' 5" x 11' 8" (5.31m x 3.56m)

DRESSING ROOM:

9' 8" x 7' 5" (2.95m x 2.26m)

SHOWER ROOM:

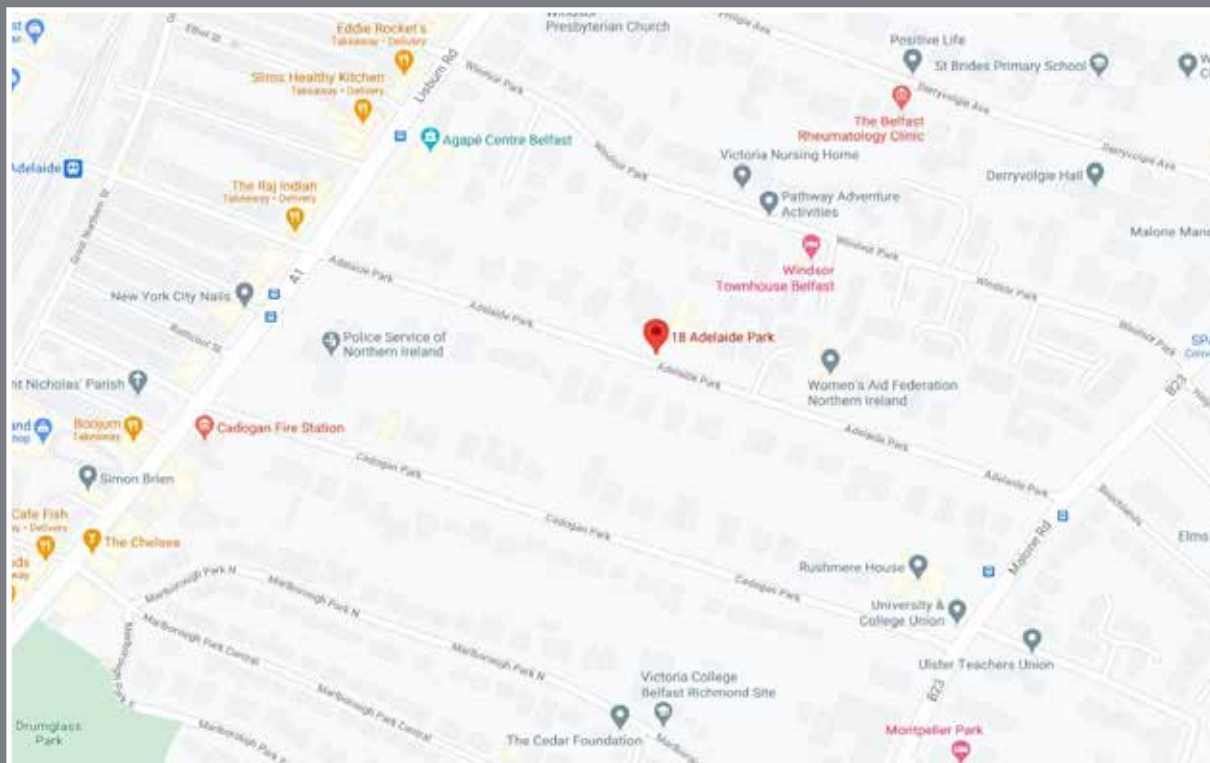
Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor.

OUTSIDE

Communal gardens. Two allocated car parking spaces.



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 lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/I/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	71	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0160-2996-0669-9993-5911

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