

simon**BRIEN**
RESIDENTIAL

Apt 1 13 College Gardens,
Belfast, BT9 6BQ



Offers Over £287,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- An Outstanding Apartment Within A Converted Period Townhouse Of Only Four Apartments.
- Drawing Room Opening To Dining Area With High Ceilings, Cornicing, Centre Rose, Gas Fire And Two Feature Windows.
- Luxury Kitchen With High Ceilings, Cornicing, Centre Roses, Central Island And Extensive Range Of Built-in Appliances.
- Two Double Bedrooms Each With Built-in Robes, Master With Ensuite Shower Room.
- Main Bathroom With White Suite.
- Alarm System.
- Gas Central Heating.
- Paved Car Parking Space To The Front.
- Close To All Local Amenities Within The Malone And Lisburn Roads Plus Belfast City Centre And Queens University.

DESCRIPTION

An outstanding apartment situated within a tree lined avenue and facing Methodist College. This fine period townhouse was converted into four luxury apartments. Its positioning is second to none with direct access to all main arterial routes linking Belfast city centre, restaurants, cafes and boutiques situated within the Malone and Lisburn Road.

The apartment boasts many original features with the main drawing and dining benefitting from high ceilings, ornate corning, centre roses and gas fire, a luxury kitchen with central island and extensive range of built-in appliances, master bedroom with twin double built-in robes, a balconette, an ensuite plus a further double bedroom with built-in robes and a modern bathroom with white suite.

Truely an exceptional apartment that will please even the most discerning purchaser with a period facade and internal detailing finished to the highest standard, one will not be disappointed.

ENTRANCE

RECEPTION HALL:

Solid wood front door to reception hall, wood flooring, storage cupboard with 'Logic' gas boiler, intercom. Glazed door to wooden decked area.



GROUND FLOOR

KITCHEN/DINING AREA:

15' 1" x 13' 6" (4.59m x 4.11m)

Ceramic tiled floor, range of high and low level units, intergrated fridge freezer, stainless steel sink unit, 'NEFF' intergrated dishwasher and washing machine, 'NEFF' under bench electric oven, four ring ceramic hob, stainless steel and glass extractor fan, breakfast bar, cornice ceiling, cornice rose.



LIVING ROOM:
22' 6" x 15' 3" (6.85m x 4.64m)

Solid wood floor, beautiful cornice ceiling and cornice rose, attractive marble fireplace and slate hearth with gas fire, bay window with wooden panelling and architraves with high skirting boards. Double french doors to kitchen.



PRINCIPAL BEDROOM:
13' 11" x 12' 12" (4.24m x 3.96m)

Solid wood floor, cornice ceiling, built in slide robes, double French doors to Juliette balcony.



ENSUITE SHOWER ROOM:

ROOM:

Low flush WC, pedestal wash hand basin with vanity unit, fully tiled shower cubicle with rainhead shower, extractor fan.



BEDROOM (2):

12' 4" x 8' 10" (3.75m x 2.68m)

Wooden floor.



BATHROOM:

Ceramic tiled floor, low flush WC, pedestal wash hand basin with vanity unit, bath with shower above and partly tiled walls, extractor fan.

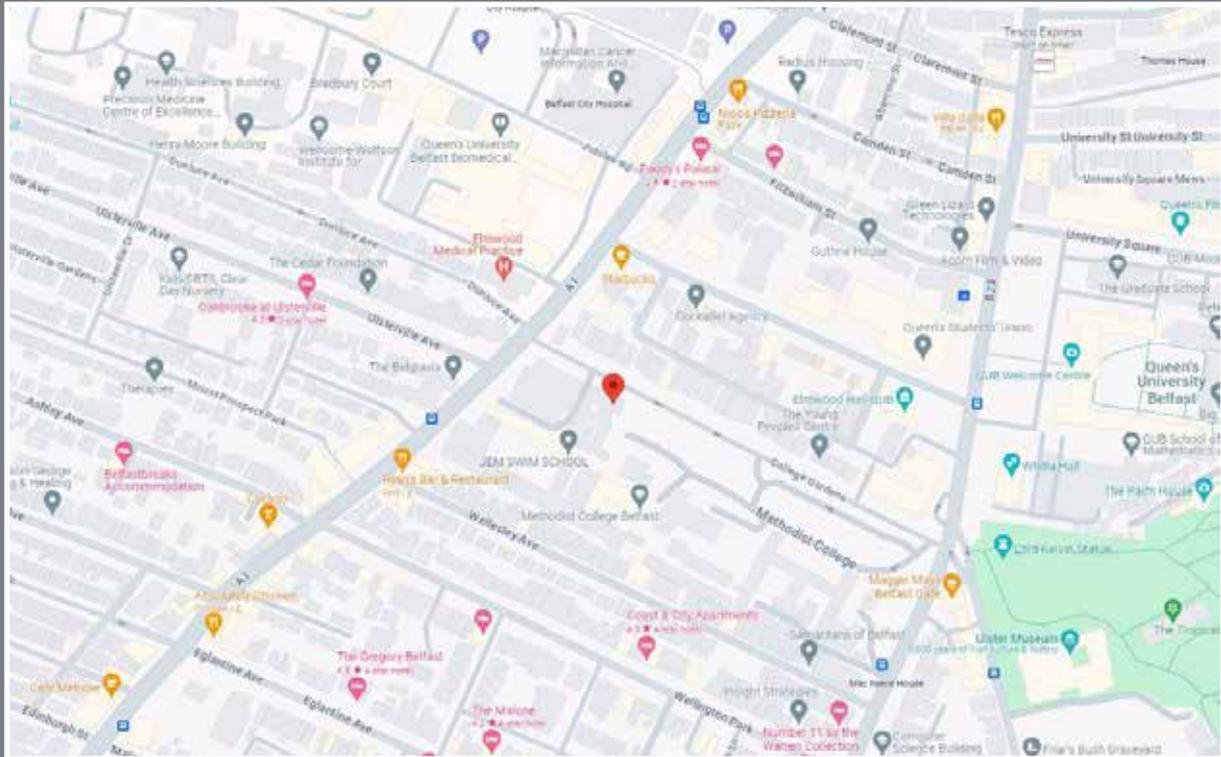


OUTSIDE

Tobermore paved path to the front with parking space. Front paved garden to the front enclosed by estate xxx with a selection of plants and shrubs



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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EPC REF: 9759-1527-1000-0331-0206

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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