

simonBRIEN
RESIDENTIAL

Apartment 18 Bridge House,
19 The Boulevard, Belfast, BT7 3LW



Offers Over £215,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Ground Floor Apartment Set Within Exceptionally Popular Wellington Square Development
- Bright And Well Presented Accommodation Throughout
- Two Double Bedrooms
- Spacious Open Plan Living/Dining Room With Double Doors To Balconette
- Modern Fully Fitted Kitchen With Range Of Appliances
- Contemporary Bathroom And Ensuite
- Gas Fired Central Heating
- Double Glazing
- Enclosed South Facing Patio Garden
- Additional Communal Gardens
- Secure Allocated Car Parking Space
- Popular And Convenient Location Close To All Local Amenities Including Forestside Shopping Centre, Belfast City Centre, Ormeau Road, Queen's University And Various Motorway Networks



DESCRIPTION

Nestling on the River Lagan and Annadale Embankment, Wellington Square has consistently proved an exceptionally popular development particularly for the young professional or first time buyer, offering ease of access to Stranmillis, Belfast city centre, shopping at Forestside and Tesco Newtownbreda, together with motorway networks connecting surrounding towns.

This particular ground floor apartment offers exceptionally well-appointed accommodation providing two generous bedrooms, spacious living/dining room together with high quality modern fully fitted kitchen and contemporary bathroom and ensuite and the added benefit of a fully enclosed patio garden

Viewing of this superb apartment is by private appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL:

ENTRANCE HALL:

Hardwood door to entrance hall



KITCHEN/LIVING/DINING:

19' 0" x 17' 2" (5.79m x 5.23m)

Kitchen – Range of High and Low Level units, inset sink, 4 ring hob, oven, integrated fridge freezer, dishwasher, washing machine

Living/Dining – Access to Balconette





BEDROOM (1):
17' 7" x 8' 9" (5.36m x 2.67m)
Built in mirrored sliderobe



ENSUITE SHOWER ROOM:
Shower enclosure, low flush WC, pedestal
wash hand basin



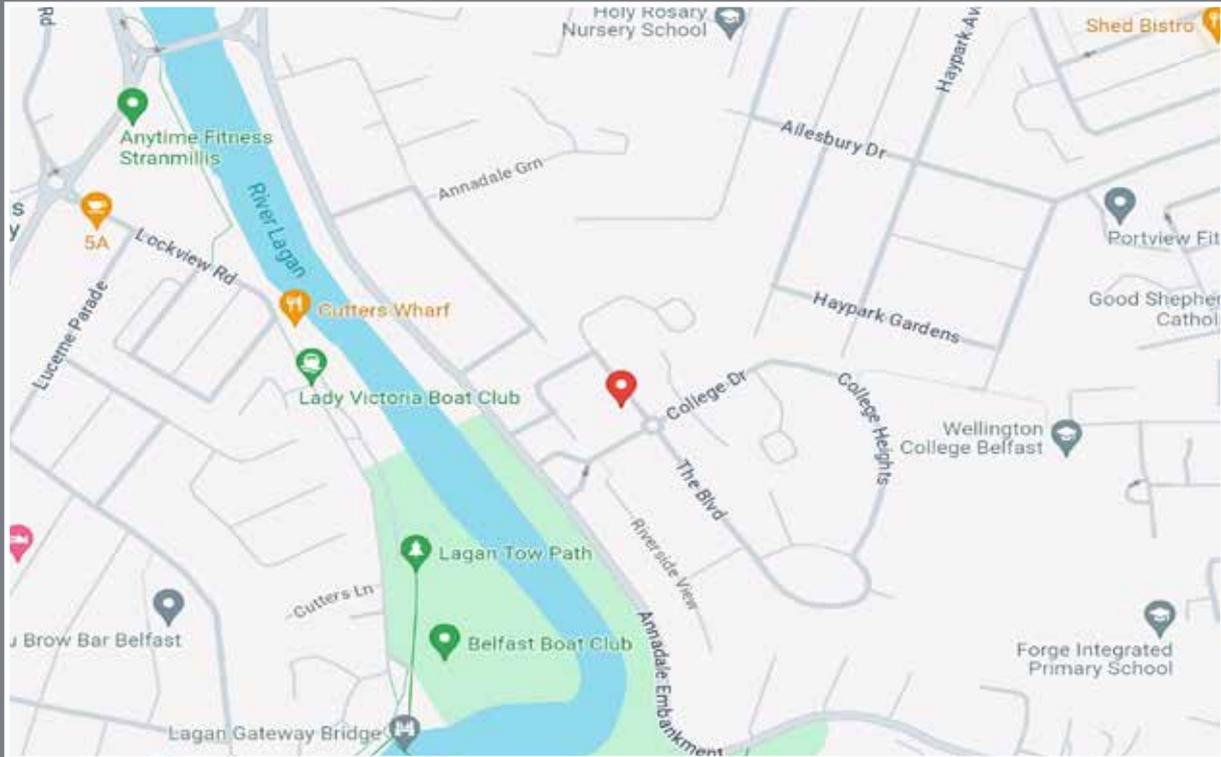
BEDROOM (2):
16' 6" x 9' 7" (5.03m x 2.92m)



BATHROOM:
White suite, panelled bath, mixer taps, telephone hand shower, low flush WC, pedestal wash hand basin



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**



EPC REF: 8634-1427-6300-0958-6226

REF: ML/D/24/SD



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