



2B City Way
Sandy Row, Belfast
BT12 5BN

Offers Over £65,000

- 1ST FLOOR A PARTMENT IN AN EXTREMELY CONVENIENT LOCATION
 - OWN FRONT DOOR ACCESS
 - GOOD SIZED LOUNGE
 - FITTED KITCHEN WITH BREAKFAST AREA
 - 2 BEDROOMS
 - BATHROOM WITH WHITE SUITE
 - GAS CENTRAL HEATING
 - DOUBLE GLAZED WINDOWS
 - IDEAL FOR OWNER OCCUPIERS OR INVESTORS
 - CONVENIENT TO LOCAL AMENITIES INCLUDING SHOPS & PUBLIC TRANSPORT
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PROPERTY COMPRISES

This 1st floor apartment is situated just off Sandy Row

The property is well presented and tastefully decorated by the current owners and offers spacious, well-proportioned accommodation.

The internal accommodation is accessed by its own front door and briefly comprises an entrance hall, good sized lounge, a fitted kitchen with breakfast area along with two bedrooms and a bathroom.

The property benefits from gas fired central heating and double glazed windows.

This fine home is ideally located close to many local amenities including shops and public transport whilst being within walking distance of Belfast city centre

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

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PROPERTY DETAILS AND DIMENSIONS

External steps to external sitting area.

FIRST FLOOR Front door.

ENTRANCE HALL Storage with gas fired boiler.

LOUNGE 12' 7" x 10' 7" (3.84m x 3.23m)

KITCHEN WITH DINING AREA 12' 10" x 11' 5" (3.91m x 3.48m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, space for cooker, plumbed for washing machine, storage cupboard.

BEDROOM 10' 7" x 10' 7" (3.23m x 3.23m)

BEDROOM 8' 7" x 7' 10" (2.62m x 2.39m)

BATHROOM White suite comprising low flush WC, wash hand basin, panelled bath with Triton shower, panelled walls.

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