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109 The Bakery

311 Ormeau Road
BT7 3GA

Offers In Region Of £215,000

109 THE BAKERY, BELFAST, BT7 3GA

- **Superb First Floor Apartment**
- **Two Double Bedrooms (Master En-Suite)**
- **Open Plan Living/Kitchen/Dining**
- **Modern Fitted Kitchen with Integrated Appliances**
- **Family Bathroom With White Suite**
- **Gas Fired Central Heating & Double Glazing**
- **Direct Access to Communal Gardens**
- **Secure Parking via Electric Roller Door**
- **On Site Gym**



This stylish apartment is located in "The Bakery", a most prestigious apartment complex on the Ormeau Road.

The accommodation comprises of a beautiful open plan living/dining room leading through to the modern fitted kitchen. There are two well proportioned bedrooms, master with en-suite shower room and additional modern bathroom.

The property benefits from a stylish finish and has aspect to the Ormeau Road. There is one allocated car parking space in the development.

The development boasts lift access, onsite gym facilities, 24/7 security, internal communal courtyard beautifully landscaped by internationally renowned and multi award winning garden designer Diarmuid Gavin.

The location is highly sought after and convenient, set right in the middle of a superb range of some the best shops, eateries and bars in Belfast. The building neighbours Ormeau Park with all the additional amenities it provides, and the Lagan Embankment walk and cycle route in and out of the City Centre. The Ormeau Road itself is one of the main arterial routes into Belfast City Centre.

Early viewing is highly recommended in order for the viewer to fully appreciate all this apartment has to offer.





Property Comprise s

COMMUNAL ENTRANCE HALL

Communal entrance door via video entry system, stairs and lift to 1st floor.

ENTRANCE HALL

Hardwood front door to entrance hall, built in storage.

OPEN PLAN LOUNGE/DINING ROOM 23' 9" x 19' 6" (7.24m x 5.94m) @ widest points

Hardwood flooring, recessed low voltage spotlights. Range of contemporary high and low level units, Granite effect worksurfaces, built in 5 ring gas hob and stainless steel under-oven, single drainer 1 1/4 sink unit with mixer taps, integral dishwasher, part tiled walls, tiled floor, recessed low voltage spotlights. Oak flooring.

MASTER BEDROOM 12' 8" x 11' 8" (3.86m x 3.56m)

Walk in wardrobe. Glazed sliding door providing access to communal, landscaped gardens.

ENSUITE

Modern suite including walk in shower cubicle with glazed partition, pedestal wash hand basin with vanity mirror above, hidden cistern w.c, part tiled walls, tiled floor, recessed low voltage, stainless steel towel radiator.





BEDROOM 16' 5" x 9' 2" (5m x 2.79m)

Walk in wardrobe, window overlooking communal landscaped gardens.

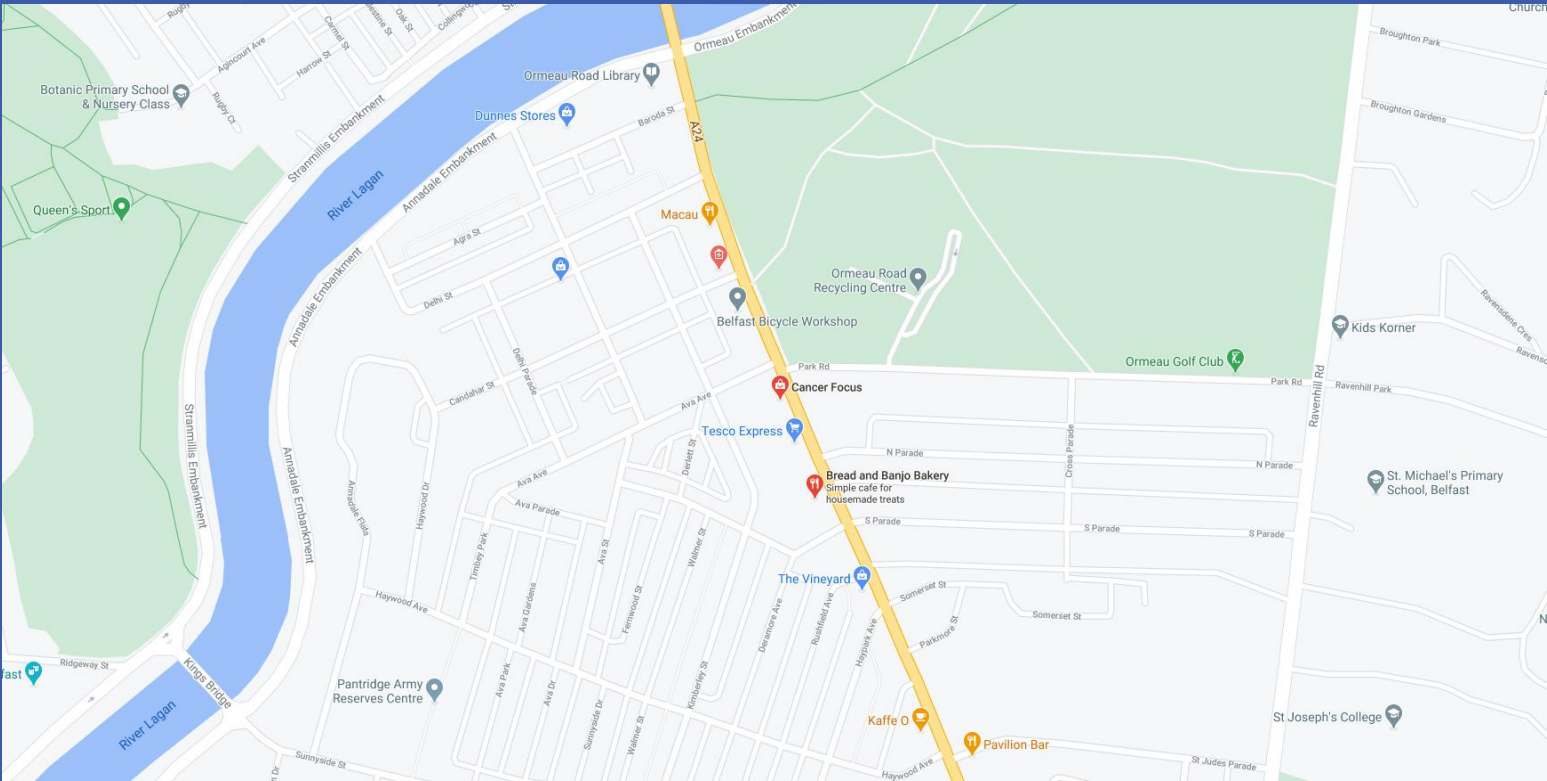
BATHROOM

Comprising banelled bath with mixer tap and hand shower, glazed shower screen, visually floating sink unit with mixer tap, hidden cistern w/c, part tiled walls, stainless steel towel rail.

OUTSIDE

Communal landscaped courtyard gardens. Residents gym. Secure gated allocated car parking space.





Directions:

See map.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	79	79
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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