



Conveniently located within walking distance of local shops and amenities, Ballyhackamore Village and with the main arterial routes literally on your doorstep, this ground floor apartment will appeal to a wide range of purchasers.

The spacious accommodation comprises a large lounge with outlook to attractive patio garden (communal) , separate kitchen, two double bedrooms, master with Jack and Jill en suite bathroom and a large, walk-in store room.

The property also benefits from a parking area to the front.

Offers Over
£189,950

5 Wynfield Court,
Upper Newtownards
Road,
BELFAST,
BT5 5NS

Viewing by
appointment with
& through agent
028 9065 0000

- Ground Floor Apartment with Private Front Door Access
- Spacious Hallway with Large Walk In Storage Room
- Two Double Bedrooms, primary with access to shower room
- Shower room
- Lounge with Dining Area and Patio Doors to Garden
- Separate Kitchen
- Economy 7 Heating
- uPVC Double Glazing installed 2021 (excluding bathroom window)
- PVC Fascia and Guttering
- Communal Garden and Paved Patio to Rear with Mature Planting
- Residents' Parking Area to Front
- Within a Few Minutes' Walking Distance to Ballyhackamore Village, Tesco and M&S Simply Food etc
- Easy Access to Bus Network and the Glider



The Property Comprises:

Entrance

ENTRANCE: Own, recently installed pvc front door.

ENTRANCE PORCH: Glazed inner door to:

Ground Floor

RECEPTION HALL: Glazed double doors to lounge. Walk-in storage room.

LOUNGE/DINING: 23 x 11' 6" (7m x 3.5m)
Recently installed double sliding doors to garden.
Cornice ceiling. Brick fireplace surround, tiled hearth, open fire (currently not in use). Double doors to:

KITCHEN: 11' 2" x 8' 10" (3.4m x 2.7m) High and low level units with formica work surfaces. Single drainer stainless steel circular sink unit, mixer taps. Cooker with extractor over. Plumbed for washing machine, space saver dishwasher. Part tiled walls.



BEDROOM (1): 15' 5" x 10' 2" (4.7m x 3.09m)
Double built-in robe. Access to en suite bathroom
("Jack and Jill" access).

BEDROOM (2): 10' 6" x 8' 10" (3.2m x 2.7m)

BATHROOM: Shower enclosure with sliding door,
handrails and seat. Low flush wc, wash hand basin
with cupboards underneath. Shelved hotpress.

Part tiled walls.



Outside

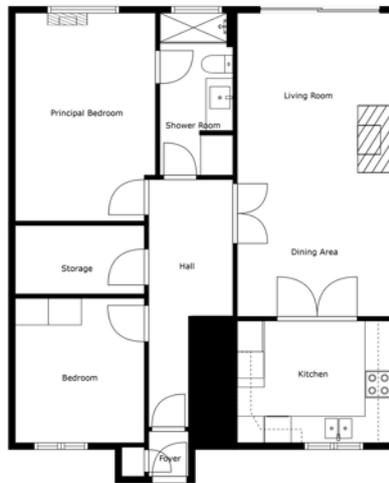
OUTSIDE: Communal garden to front with lawned area and tarmac parking area. Screened bin storage area. Communal patio area to rear. External storage cupboard.

Management fee approx. £60 per quarter to include window cleaning, some gardening and general maintenance of communal areas. Building insurance approximately £350 per annum.

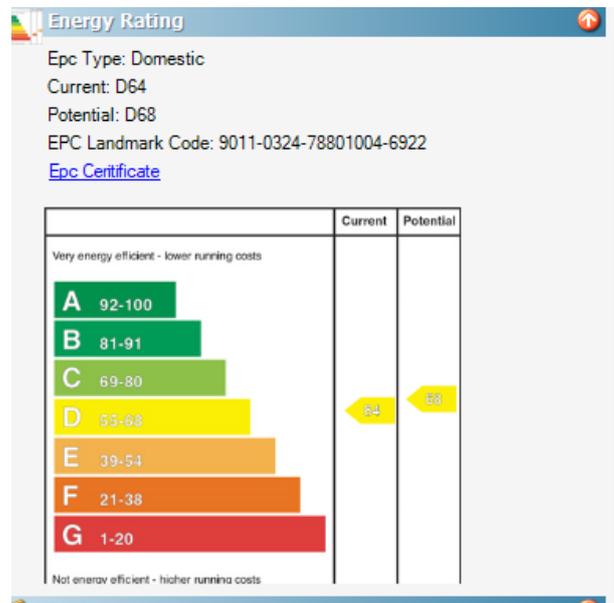


Location:

Travelling from Ballyhackamore along the Upper Newtownards Road towards Belfast City Centre. Wynfield Court is on the left hand side just after the North Road traffic lights. No. 5 is to the rear.



Sizes And Dimensions Are Approximate. Actual May Vary.



Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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