



This well proportioned, ground floor apartment is beautifully finished and is ideally located within a short distance of the Lisburn Road and is extremely convenient to the many amenities in the area.

The apartment offers; spacious entrance hall, modern open plan lounge to luxury fitted kitchen and casual dining area. There are three good sized bedrooms, principal bedroom with dressing room and ensuite shower room and modern main bathroom.

The property benefits from gas heating and double glazed windows. There are well maintained communal gardens to the front and patio gardens to the rear and three allocated parking spaces to the rear in addition to the two garages.

We anticipate demand will be high as it is difficult to find a spacious ground floor apartment with a garage and garden. Viewing is highly recommended.

Offers Over
£395,000

66A Osborne Park,
BELFAST,
BT9 6JP

Viewing by
appointment
through agent
028 9066 3030



- Very unique property with only two apartments on a mature site
- Beautifully Presented Three Bedroom Apartment with Garage and Rear Garden
- Entrance Hall with Cloaks Cupboards
- Modern Open Plan Lounge with Casual Dining and Luxury Fitted Kitchen
- Three Well Proportioned Bedrooms, Principal Bedroom with Dressing Room and Ensuite Shower Room
- Modern Bathroom
- Completely refurbished in July 2019
- Gas Heating / Double Glazed Windows
- Ready for a New Buyer to Move in and Enjoy the High Spec Finish and Excellent Location Walking Distance of Many Local Amenities on the Lisburn Road / Perfect for downsizing
- Ease of Access into the City Centre with Public Transport at the End of the Park, Close to the Royal & City Hospitals and Queens University

The Property Comprises:

Ground Floor

Composite front door to:

ENTRANCE HALL: Cupboard with gas boiler. Plumbed for washing machine, space for tumble dryer. Radiator cover, wooden floor.



LOUNGE: 17' 9" x 13' 1" (5.41m x 3.99m) (at widest points). Cornice ceiling, wood floor, hole in the wall feature gas fire. Open plan to:



MODERN FITTED KITCHEN: 13' 1" x 9' 7" (3.99m x 2.92m) (at widest points). Range of high and low level units, quartz work surfaces and drainer, one and a half bowl stainless steel sink unit, waste disposal unit, integrated Hotpoint microwave and oven, integrated fridge/freezer, five ring gas hob, glazed splashback, integrated dishwasher, wood floor, low voltage spotlights, window shutters.



BEDROOM (3): 11' 5" x 8' 9" (3.48m x 2.67m) (at widest points). Window shutters, built-in robe with mirror fronted doors. Wooden floor.



BEDROOM (2): 10' 0" x 8' 2" (3.05m x 2.49m) Wood floor, window shutters. Includes built-in Murphy Bed. Currently used as a home office with the flexibility of the pull down bed.



MODERN BATHROOM: White suite comprising low flush wc, vanity sink unit, panelled bath with shower over, fully tiled walls, ceramic tiled floor. Heated towel rail, low voltage spotlights, extractor fan.



BEDROOM (1): 13' 11" x 13' 5" (4.24m x 4.09m) Cornice ceiling, window shutters.

DRESSING ROOM: 11' 10" x 8' 11" (3.61m x 2.72m) Low voltage spotlights, window shutters.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, bidet, pedestal wash hand basin, fully tiled shower cubicle with drencher shower, fully tiled walls, ceramic tiled floor, low voltage spotlights.





Outside

TWO GARAGES: (1st and 2nd doors). Resident parking for three cars. Communal gardens to front and rear. Gardens to rear of garage.

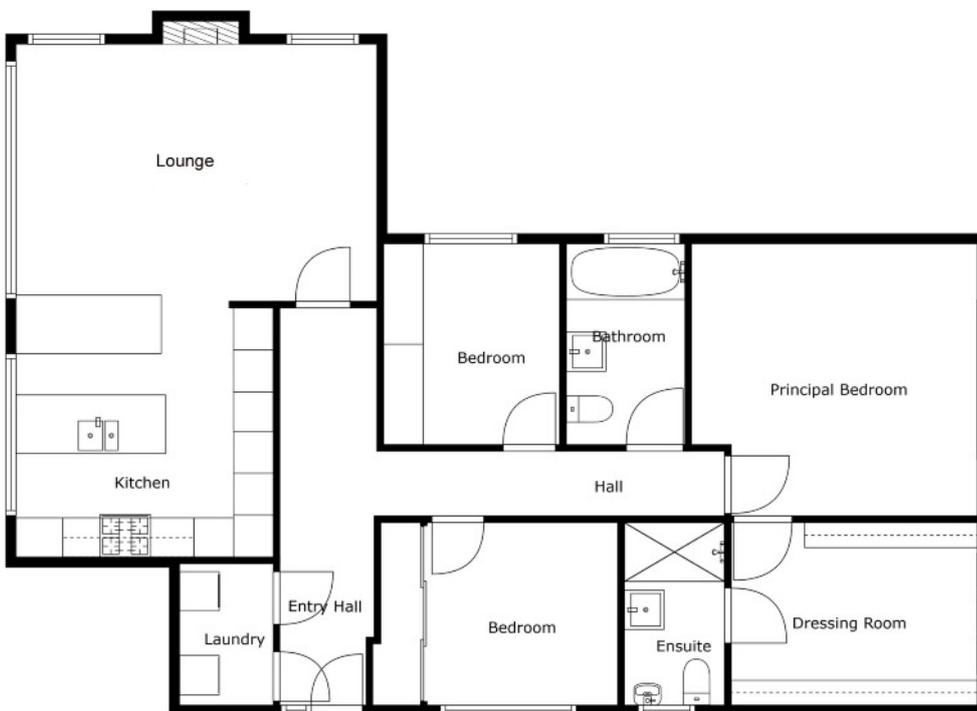


Telephone 028 9066
3030

www.templetonrobinson.com

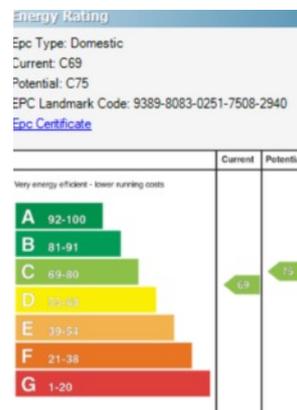
Location:

Heading out of the City on the Lisburn Road, Osborne Park is on the left hand side before the traffic lights at Balmoral Avenue.



Sizes And Dimensions Are Approximate. Actual May Vary.

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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.