



## Apt 1 Woodlands Manor, Stockmans Way, Belfast, BT9 7GL

**Price Guide £160,000**

Beautifully presented apartment located in the popular Woodlands Manor development just at the bottom of Stockmans Lane in South Belfast. On the first floor, the accommodation is bright and spacious throughout and comprises open plan living, dining & modern fitted kitchen, two double bedrooms (master with en-suite shower room) and white bathroom suite. Further benefits include PVC glazed windows, gas heating, balcony from living room and secure car parking. Suitable for a range of potential purchasers, including first time buyers, investors or those wanting a hub with easy access to main arterial routes, viewing is highly recommended.

- Excellent First Floor Apartment
- Bright And Spacious Accommodation Throughout
- Family Bathroom Suite
- PVC Glazed Windows
- Open Plan Living / Dining & Kitchen
- Two Bedrooms (master with en-suite)
- Secure Gated Development With Allocated Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



**THE ACCOMMODATION COMPRISES**  
**ON THE GROUND FLOOR**  
**COMMUNAL ENTRANCE**  
**ON THE FIRST FLOOR**  
**APARTMENT 1**

**ENTRANCE**

Hardwood front door, laminate wood floor, recessed spotlighting, storage off hallway.

**LIVING ROOM**



Laminate flooring, recessed spotlighting and access to balcony.

**OPEN PLAN 28'7 x 12'6 (8.71m x 3.81m)**

**MODERN FITTED KITCHEN**



Range of high and low level units, integrated appliances to include fridge / freezer, oven, 4 ring gas hob & stainless steel extractor fan, built washing machine & dishwasher, Ideal gas fired boiler, part tiled walls and tiled floor.

**BEDROOM ONE 17'0 x 10'0 (5.18m x 3.05m)**



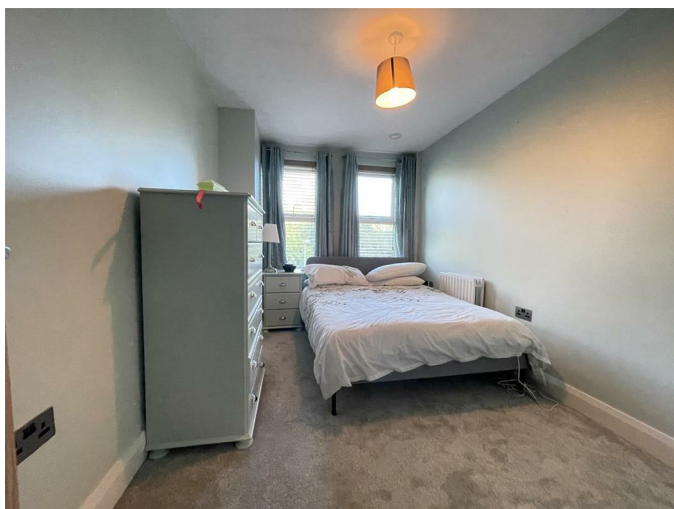
Laminate flooring.

**ENSUITE SHOWER ROOM**



White suite comprising low flush W.C, wash hand basin with built in storage, enclosed shower, heated towel rail, tile clad walls and tiled flooring.

**BEDROOM TWO 12'5 x 7'6 (3.78m x 2.29m)**



### BATHROOM 10'0 x 6'1 (3.05m x 1.85m)



White suite comprising low flush W.C, pedestal wash hand basin, panel bath with shower over.

### OUTSIDE

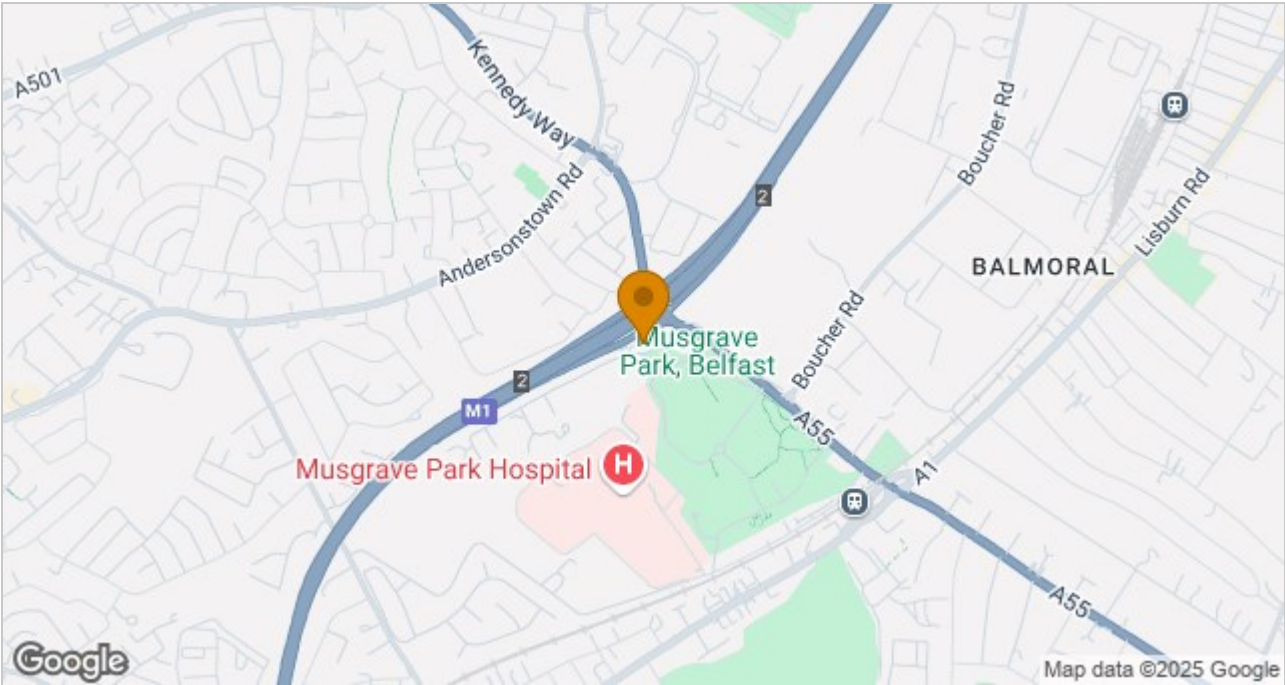


Gated development with electric & pedestrian gate access. Allocated car parking space.



Floor Plan

Area Map



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