



## Apt 42 Woodlands Manor, 61 Stockmans Way, Belfast, BT9 7GL

**Price Guide £175,000**

We are pleased to offer for sale this beautifully presented penthouse apartment located in the popular Woodlands Manor development just at the bottom of Stockmans Lane in South Belfast. On the fifth floor, the accommodation is bright and spacious throughout and comprises open plan living, dining & contemporary kitchen, two double bedrooms (master with en-suite shower room) and modern bathroom suite. The apartment also benefits from PVC double glazed windows, 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 Penthouse Apartment
- Open Plan Kitchen With Range Of Integrated Appliances / Living & Dining
- Family Bathroom Suite
- PVC Double Glazed Windows
- Air Exchange System
- Bright And Spacious Accommodation Throughout Extending To 925 Sq Ft
- Two Double Bedrooms (Master With En-Suite)
- Secure Gated Resident And Guest Parking
- Cash Offers Only

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>	58	59
(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**

**ENTRANCE**

Access to all floors via lift / stairs.

**PENTHOUSE ON THE FIFTH FLOOR**

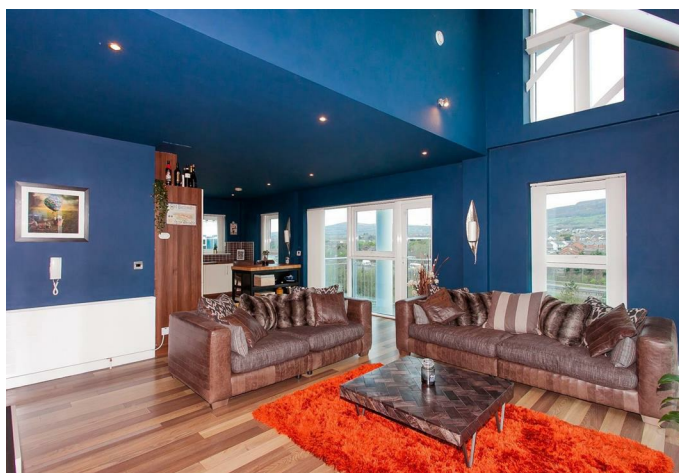
**APARTMENT 42**

**RECEPTION HALL**



Hardwood front door. Laminate wood flooring. Recessed spotlighting. Storage off hallway.

**LIVING / KITCHEN / DINING 30'5" x 19'0"  
(9.27 x 5.79)**



Laminate wood floor, recessed spotlighting and access to balcony. Modern range of high and low level gloss units, 4 ring gas hob, integrated oven, stainless steel extractor fan, 1½ bowl single stainless sink unit, integrated fridge/ freezer, dishwasher and washing machine, part tiled walls and ceramic tiled floor.



**MASTER BEDROOM 20'3" x 13'8" (6.17 x 4.17)**



**ENSUITE SHOWER ROOM**

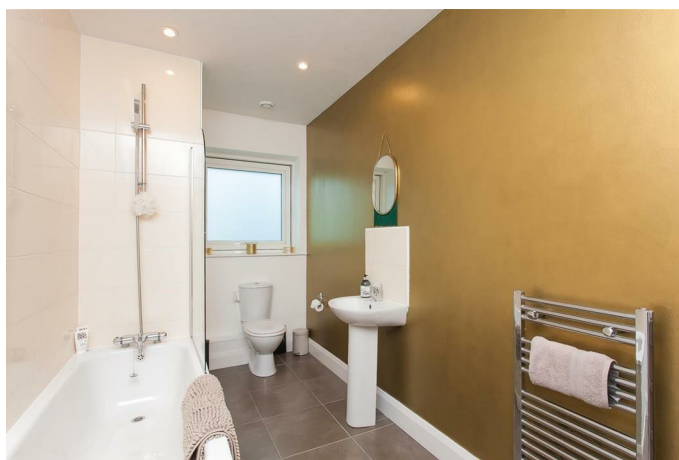
Low flush WC, pedestal wash hand basin, shower cubicle, spotlighting, part tiled walls and tiled flooring.

## **BEDROOM TWO 12'5" x 7'3" (3.78 x 2.21)**



Access to balcony.

## **BATHROOM**



White suite comprising low flush WC, pedestal wash hand basin, panelled bath, telephone hand shower, spotlighting, heated towel rail, part tiled walls and tiled floor.

## **OUTSIDE**



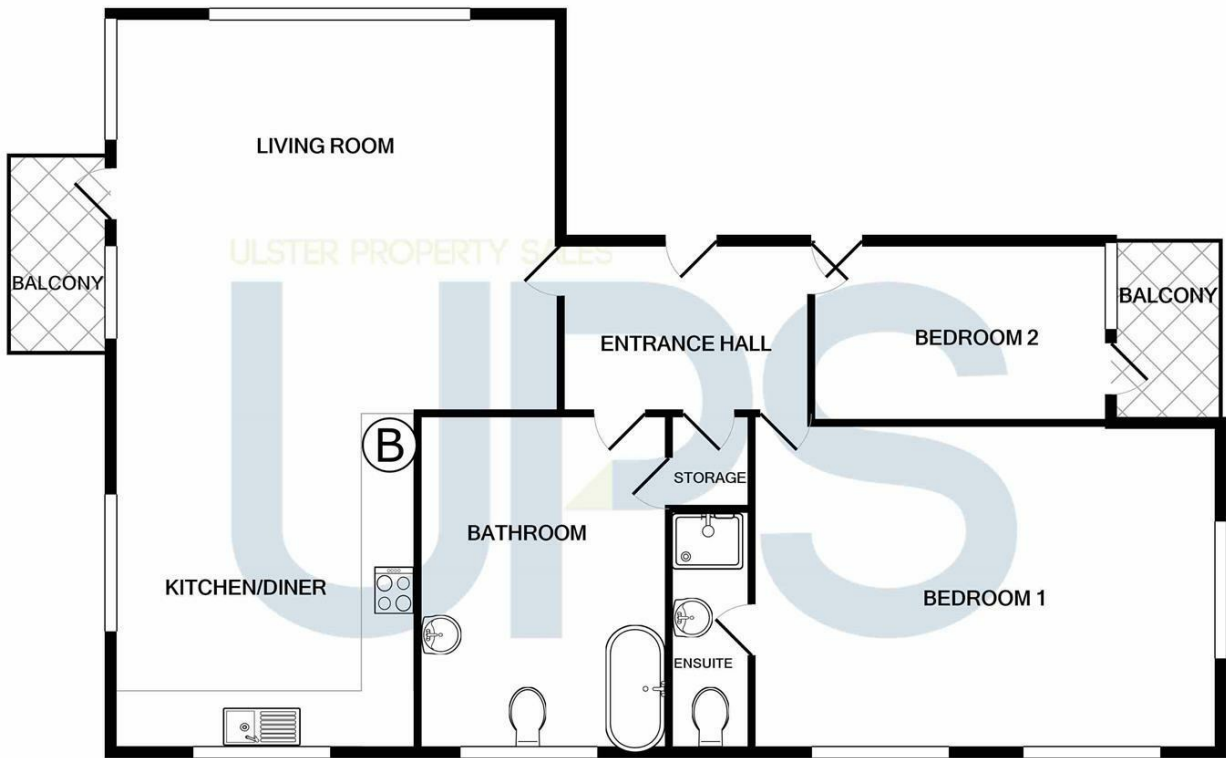
Gated development. Balcony off living room.

## **CAR PARKING**

Secure car parking and visitor parking.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Area Map



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