



3B City Way, Belfast, BT12 5BN

Price Guide £95,000

Affordable for both first time buyers and investors, this excellent apartment is likely to experience strong demand. Situated on the first floor the accommodation comprises, spacious living room, good sized bedroom with built in storage, modern kitchen and white bathroom suite. Further benefits include Gas fired central heating, pvc double glazing and outside storage. The apartment has been well maintained and is ready for immediate occupation. Convenient to a host of amenities and within easy walking distance to the City Centre we encourage early viewing.

- Excellent First Floor Apartment
- One Good Sized Bedroom With Built In Storage
- Spacious Living Room
- Modern Kitchen
- White Bathroom Suite
- Gas Central Heating / PVC Double Glazed Windows
- Convenient Location
- EPC C77

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		77	77
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**



Composite front door. Steps to first floor.

ON THE FIRST FLOOR

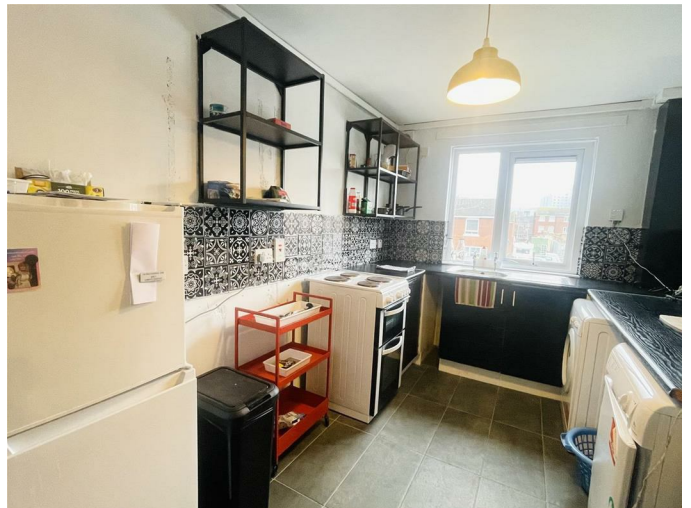
Tiled flooring. Built in storage.

LOUNGE 13'1" x 10'2" (4.0 x 3.1)



Wood effect tiled flooring.

KITCHEN 13'1" x 7'6" (4.0 x 2.3)



Range of high and low level units, stainless steel sink unit, plumbed for washing machine / dryer, part tiled walls and tiled flooring. Built in storage.

BEDROOM 13'1" x 9'2" (4.0 x 2.8)



Wood effect tiled flooring and built in storage.

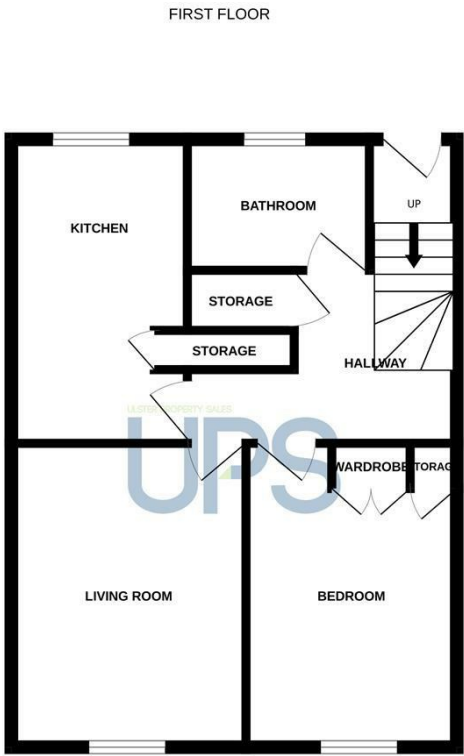
BATHROOM 7'10" x 5'6" (2.4 x 1.7)



White suite comprising panel bath, low flush w.c, basin and tiled flooring.

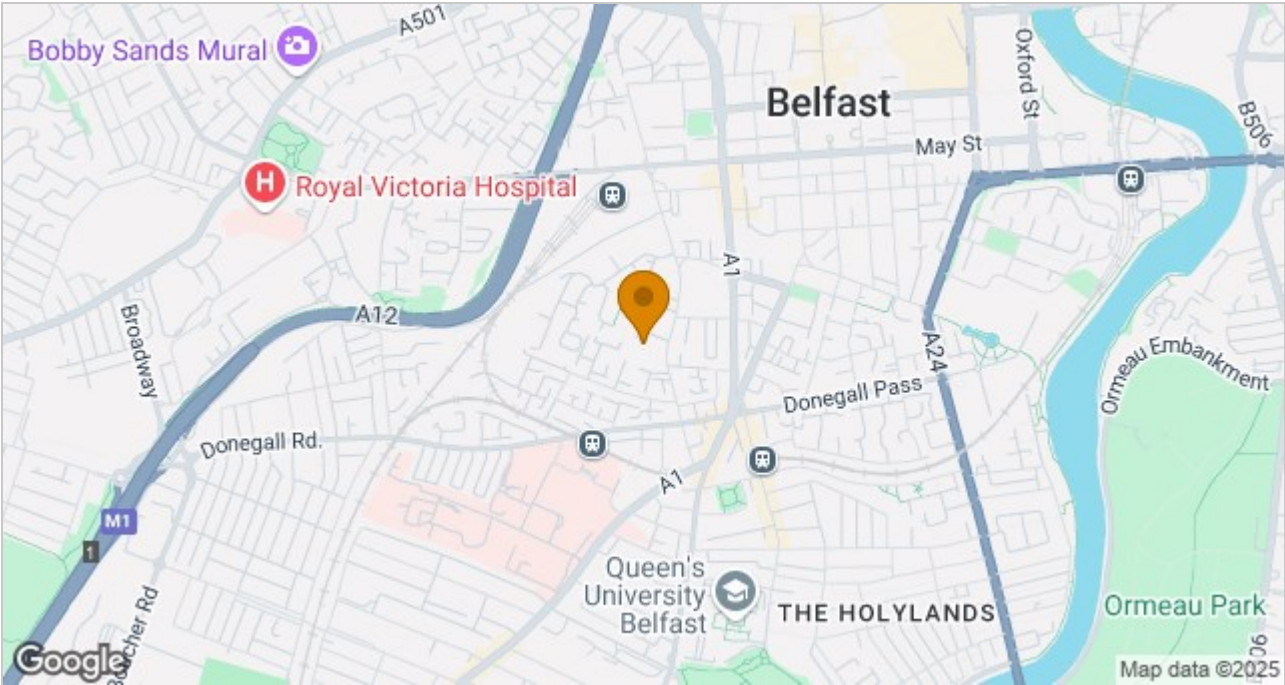
OUTSIDE
Storage.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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