



20 Laganvale Court, Belfast, BT9 5BH

Price Guide £195,000

We are pleased to offer for sale this spacious, well presented first floor apartment in Laganvale Court. Situated just off Lockview Road in South Belfast, the property enjoys the advantages of a quiet cul-de-sac location with no through traffic whilst also offering convenience to a host of amenities including Queen's University, the Boat Club and Tennis Club, Lagan Towpath and access to the City Centre. The bright and spacious accommodation comprises living room with access to private balcony, kitchen, two double bedrooms, bathroom suite and excellent storage throughout. Gas fired central heating and double-glazed windows are both in place. Viewing is recommended.

- Well Presented First Floor Apartment
- Spacious Living Room With Feature Fireplace & Access To Private Balcony
- White Bathroom Suite
- Gas Fired Central Heating / Double Glazed Windows
- Quiet Residential Development
- Two Good Sized Bedrooms
- Modern Fitted Kitchen
- Excellent Storage Throughout
- Resident & Visitor Parking
- Walking Distance To Lagan Towpath, Stranmillis Boat Club & Village

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(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		75	78
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE FIRST FLOOR
ENTRANCE**



LIVING ROOM 16'8" x 15'1" (5.1 x 4.6)



Feature fireplace with wood surround and tiled hearth. Access to balcony.



KITCHEN 9'10" x 6'6" (3.0 x 2.0)



Range of high and low level units, plumbed for washing machine and dishwasher, stainless steel single drainer sink unit with mixer tap, part tiled walls.

BEDROOM ONE 11'5" x 7'6" (3.5 x 2.3)



BEDROOM TWO 11'5" x 8'10" (3.5 x 2.7)



BATHROOM



White suite comprising low flush W.C, wash hand basin with vanity below, panel bath with electric shower over, fully tiled walls, ceramic tiled floor, extractor fan.

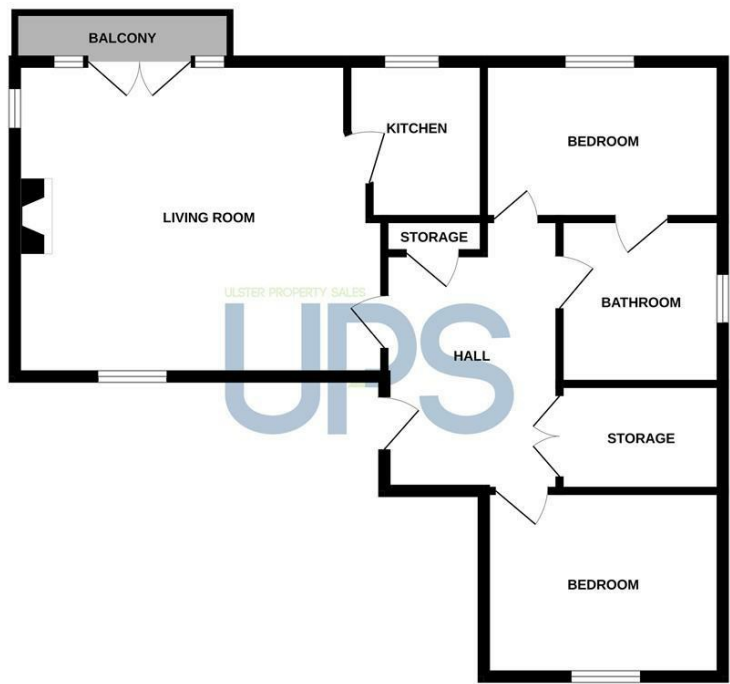
OUTSIDE



Resident and visitor parking.

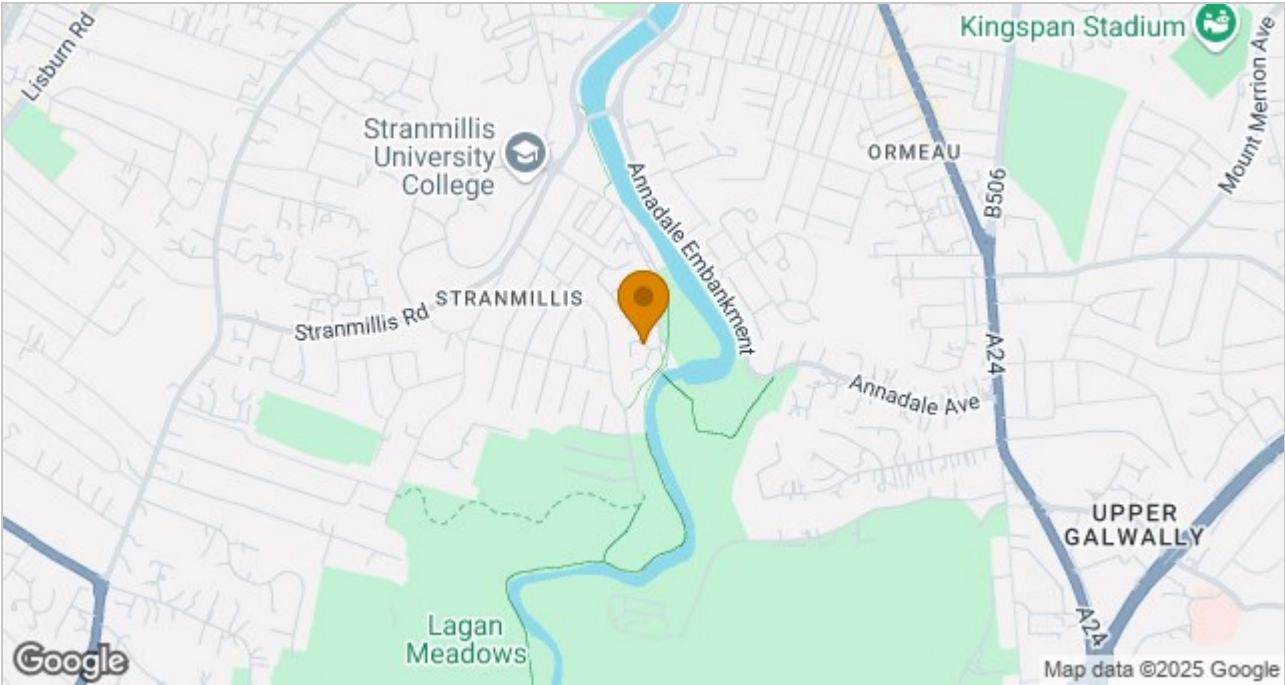
Floor Plan

FIRST FLOOR



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 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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