



## Apt 37 Drumkeen Court, Upper Galwally / Forestside, Belfast, BT8 7TU

### Asking Price £179,950

Drumkeen Court is a popular apartment development two minutes walk from Forestside Shopping Centre with all its cafes and retail units, not to mention great transport links into and out of the City.

The apartment itself was renovated several years ago by the current vendor, who at the time took the opportunity to remodel the accommodation transforming the layout to make the kitchen slightly bigger, move the principle bedroom to the front, allowing the lounge / dining area to be at the rear with direct access to the private patio area. They also made the bathroom slightly bigger now housing a bath and separate shower.

The heating has been updated also from economy 7 to natural gas and has modern double glazing throughout. The standard of fit and finish is second to none, from the shaker style kitchen with stone work surfaces, contemporary white bathroom suite and mix of oak and ceramic tiled flooring.

An excellent apartment that would be a fantastic purchase for those hoping to downsize or an equally good first time purchase.

- Refurbished & Modernised Ground Floor Apartment
- Spacious Lounge / Dining
- Modern Shaker Style Fitted Kitchen With Casual Dining
- Gas Heating
- Parking Area to Front & Side
- Two Double Bedrooms
- From Lounge Direct Access To Enclosed Patio
- Contemporary White Bathroom Suite With Separate Shower
- Double Glazing
- Enclosed Private Patio Area To Rear

Energy Efficiency Rating		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			



## Entrance



Composite front door to entrance hall. Tiled flooring. Built in storage.



## Lounge



Tiled flooring. Spot-lights, Pvc glass panelled door with glazed side panels providing access to private patio area.



## Sheker Style Fitted Kitchen 10'0 x 9'1 (3.05m x 2.77m)



Full range of high and low level units, concealed lighting, built in gas hob and double oven. Granite work surfaces. Integrated Fridge Freezer , dishwasher and washing machine. Breakfast bar providing casual dining area. Part tiled walls, tiled flooring. Spot-lights. Housing gas boiler.



**Bedroom One 12'4 x 11'8 (3.76m x 3.56m)**



**Oak flooring. Built-in bedroom furniture.**



**Bedroom Two 10'0 x 8'9 (3.05m x 2.67m)**



**Oak flooring.**



### White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps, separate shower cubicle with shower chrome unit, fully tiled walls with mosaic detailing. Tiled flooring. Heated chrome towel rail.



## Outside Rear



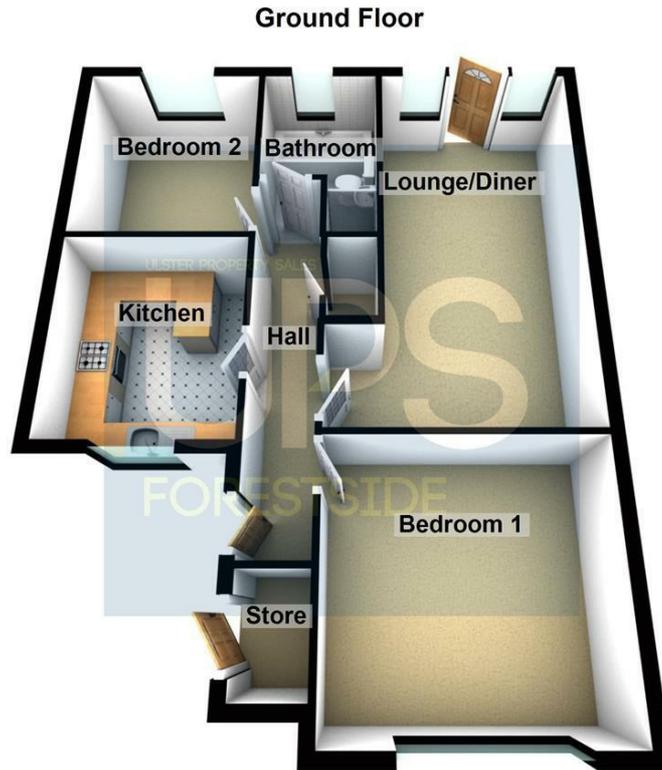
Enclosed, private patio area to rear bordered by timber fencing, ideal BBQ area or to sit out and enjoy the weather when possible.



## Car-Parking

Parking area's to both front and side.

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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