



## 15 Forest Grove, Newtownbreda road, Belfast, BT8 6AR

**Asking Price £179,950**

Forest Grove is a small, residential development located just off the Newtownbreda Road in the ever popular South East Belfast. With an excellent selection of schools, shopping facilities, open green areas and transport facilities all within walking distance, it is the perfect location to take advantage of all that the area has to offer.

This particular apartment offers spacious, well proportioned accommodation comprising lounge with double doors to modern fitted kitchen / diner (utility storage cupboard with space for washing machine and tumble dryer), the double doors giving the option for a more open plan layout whilst also enabling the two areas to be separated when required. Two double bedrooms both with en-suite and a guest w/c off the entrance hall.

Outside there is designated and communal parking as well as communal gardens and wooden deck area. This is a fantastic apartment that would suit both the first time buyer and those hoping to down size for some hassle free living.

- Spacious Ground Floor Apartment
- Lounge With Double Doors to Kitchen
- Guest W/C
- Double Glazing
- Communal Gardens and Decked Area
- Two Double Bedrooms, Both En-Suite
- Large Kitchen / Dining With Utility Cupboard
- Gas Heating
- Communal & Designated Parking
- Convenient Location To The Outer Ring

| 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      | 76        |
| EU Directive 2002/91/EC                     |   |         |           |



**The Accommodation Comprises**  
Upvc double glazed front door to entrance.

### **Entrance Hall**



Oak flooring.

### **Guest W/C**



Cloakroom with low flush w.c. and wash hand basin, tiled floor.



### Lounge 14'10 x 10'2 (4.52m x 3.10m)



Oak flooring, double doors to fitted kitchen / dining.



### Fitted Kitchen / Dining



At widest points. Full range of high and low level built in units, built-in 4 gas hob and electric oven. Integrated fridge freezer, plumbed for washing machine 1 ¼ bowl stainless steel sink unit with mixer taps. Gas boiler, Utility storage cupboard that has been plumbed for washing machine and also houses a tumble dryer, Part tiled walls, tiled floor, spotlights.



**Bedroom One 12'10 x 10'6 (3.91m x 3.20m)**



**Laminate floor. Built in robes, Patio doors to providing access to communal gardens and decked area to the rear.**



### En-Suite Bathroom



White suite comprising shower bath, shower above, part pvc panelled walls, pedestal wash hand basin, low flush w.c, tiled floor.

### Bedroom Two 11'11 x 9'10 (3.63m x 3.00m)





### En-Suite

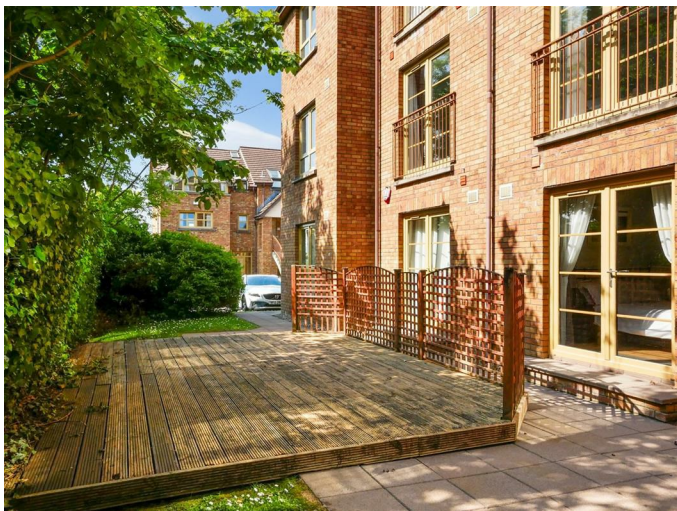


Comprising fully tiled shower cubicle, pedestal wash hand basin, low flush w/c, tiled floor.

### Outside



To the side of the property there is communal and designated parking. To the rear there are communal gardens and decked patio area.



### Management Company

Managing agent details are below:

CSM Property Management Ltd

238A Kingsway

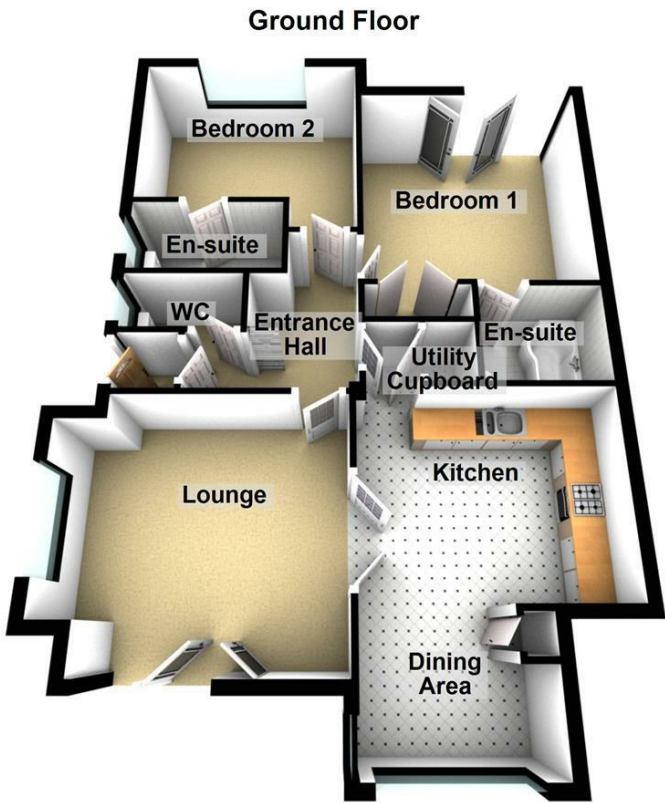
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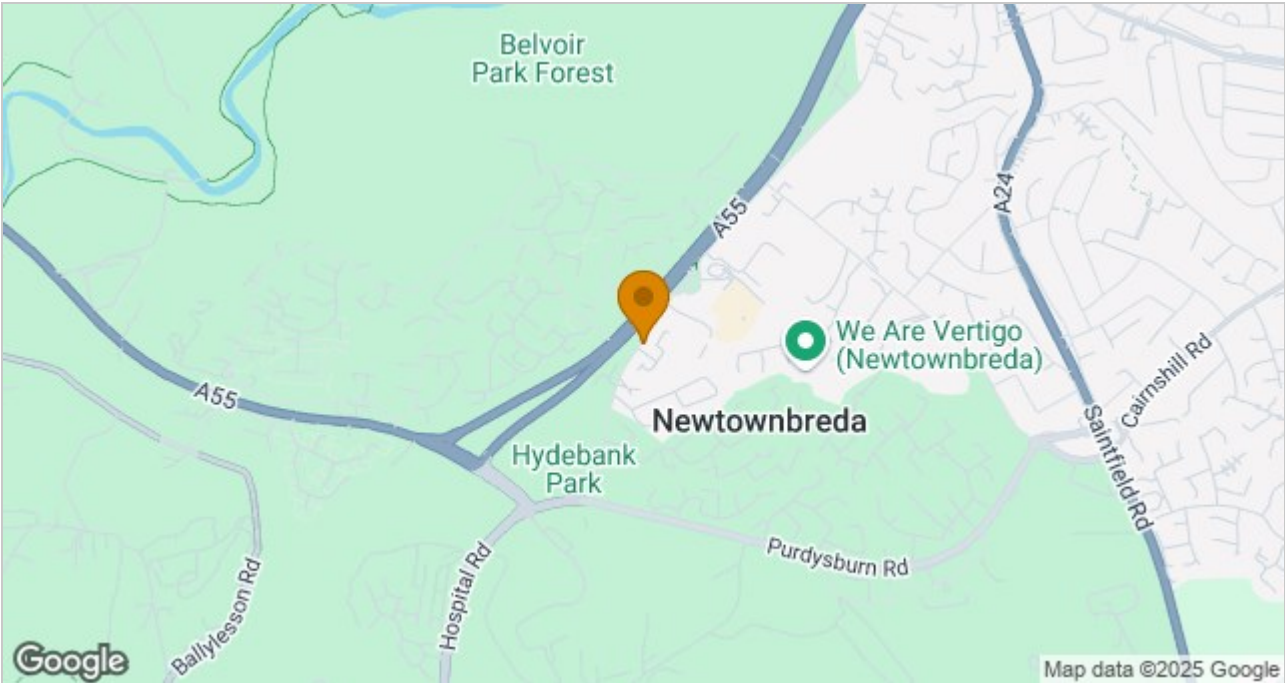
BT17 9AE

25th Feb Service Charge for period 1st Jan 25 to 31st Dec 25 £902.02

Floor Plan



Area Map



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