



## APT 6, PINETREE COURT 157 GLEN ROAD, BELFAST, BT11 8BS

A superior first floor, luxurious apartment with lift access that enjoys an elevated south facing position within this highly regarded private, residential development. Two good, well appointed bright double bedrooms. Principle bedroom with luxury ensuite shower room. Lounge / living / dining area with feature bay window / Juliet balcony / Upvc double glazed double doors. Luxury upgraded fitted Kitchen with separate Utility Room. Luxury white bathroom suite with separate shower cubicle. Good, fresh presentation and finish throughout. Upvc double glazed windows / gas fired central heating system. ( Ideal boiler, replaced 2022 ) Feature secure, gated car parking with remote access. Good presentation. Exceptional doorstep convenience / walking distance to shops / transport links. Chain free. Immediate possession.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £129,950

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## Key Features

- Superior first floor luxurious apartment.
- Principle bedroom with luxury ensuite shower room.
- Luxury fitted Kitchen with separate Utility room.
- Good, fresh presentation throughout.
- Gas fired central heating.
- Two good, well appointed bright bedrooms.
- Lounge / living / dining area with feature bay window / juliet balcony / double doors.
- Luxury white bathroom suite with separate shower cubicle.
- Upvc double glazed windows.
- Landscaped communal gardens / Secure gated car parking with remote access / Chain Free





## GROUND FLOOR

Intercom access to feature entrance hall. Feature Lift access to:

## FIRST FLOOR

### ENTRANCE HALL

Paneled entrance door to : Wooden effect strip floor, double doors to hotpress with copper cylinder.

### LOUNGE / LIVING / DINING AREA

21'4 x 14'11

Wooden effect strip, feature effect fireplace with black granite hearth and inset, wooden effect flooring, Upvc double glazed double doors, feature bay window, juliet balcony. Archway to :

### LUXURY FITTED KITCHEN

11'8 x 6'7

Recently upgraded range of high and low level units , formica work surfaces, ceramic 4 ring hob, built in oven, over head extractor hood, single drainer stainless steel sink unit. Gas boiler.

### UTILITY ROOM

Plumbed for washing machine.

### PRINCIPLE BEDROOM 1

12'8 x 11'3

Wood strip floor.

### ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, built-in robes.

## BEDROOM 2

10'5 x 8'4

Wooden effect strip floor.

## LUXURY WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, fully tiled shower cubicle, thermostatically controlled shower unit, chrome heated towel rail.

## OUTSIDE

Feature electric roller gate with remote access to car parking, communal landscaped gardens, mature planting, outside lighting, bin area.

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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17865686**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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