



## 16A RIVERVIEW MEADOWS, SUFFOLK ROAD, BELFAST, CO ANTRIM, BT11

### 9RB

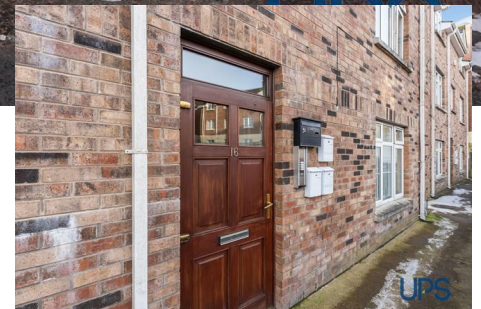
A fashionable first floor apartment well placed within this small building shared with only five other apartments and uniquely set benefiting from a magnificent green backdrop overlooking the impressive Colin Glen Forest Park with views of its river and stunning mature greenery.

Ideally located in this well maintained and small development just off the Old Suffolk Road and therefore enjoys tremendous doorstep convenience to include an abundance of amenities along with schooling, shops and transport links as well as the Glider service on the Stewartstown Road, we have no hesitation in recommending this eye-catching apartment that seldom becomes available.

The accommodation briefly comprises.

Two bedrooms well positioned to the rear of the property soaking in the magnificent, elevated views and a luxury white bathroom suite with beautiful tiling as well as a contemporary open plan living arrangement with luxury fitted kitchen and dining space.

Gas fired central heating and fully double glazed together with a door entry intercom system and a higher-than-average energy rating as well as plenty of communal car-parking all add further to the appeal of this easy to manage, energy efficient and safe apartment.



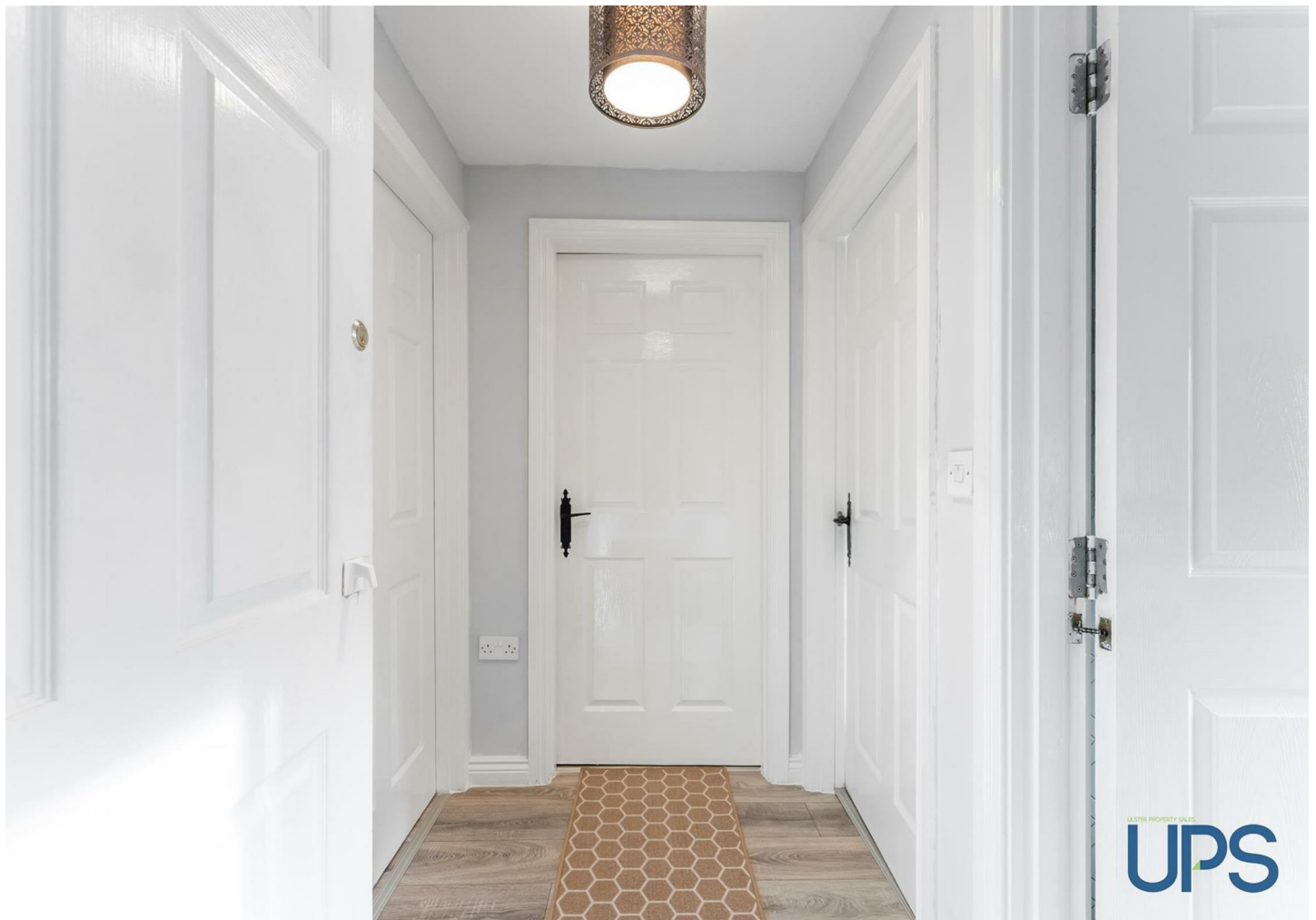
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100) A			
(81-93) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient - higher running costs			
Northern Ireland		76	78
EU Directive 2002/91/EC			

## OFFERS AROUND £104,950

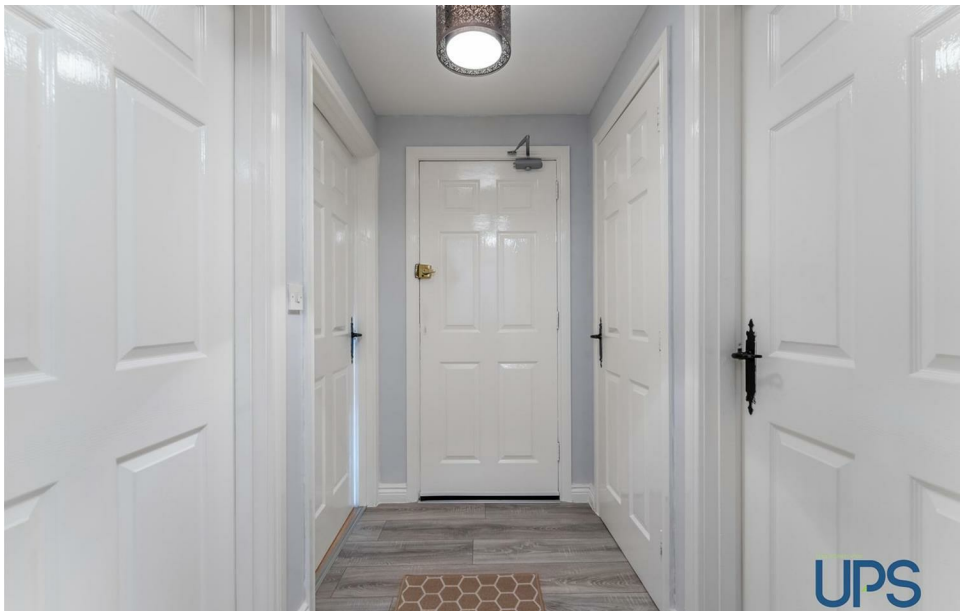
# 16A RIVERVIEW MEADOWS, SUFFOLK ROAD, BELFAST, CO ANTRIM, BT11 9DR

## Key Features

- Fashionable first floor apartment superbly set with beautiful elevated views over Colin Glen Forest Park and well placed in this small and well maintained complex.
- Contemporary Living / Kitchen / Dining arrangement.
- Gas central heating / Fully double glazed / Higher-than-average energy rating, EPC C-76.
- Adjacent to Colin Glen, Ireland's Leading Adventure Park with its many attractions.
- Beautifully presented throughout and ready for the lucky new owner to simply add their furniture.
- Two bedrooms, both with beautiful elevated views of Colin Glen.
- Luxury white bathroom suite with decorative tiling.
- Tremendous doorstep convenience to include accessibility to lots of schooling, shops and transport links along with the Glider service on the Stewartstown Road.
- Close to Belfast and Lisburn as well as arterial links and within easy reach of the city centre.
- Early viewing strongly advised for this easy to manage and safe first floor apartment within a quiet position.







## ENTRANCE

Communal entrance, communal stairs to;

## FIRST FLOOR

### APARTMENT ENTRANCE

### HALLWAY

Wooden effect stripped floor, storage cupboard;

### LIVING ROOM

18'0 12'9

Wooden effect stripped floor, spotlights, open plan to kitchen, range of high and low level units, single drainer stainless steel sink unit, built-in hob and under oven, extractor fan, integrated fridge / freezer, partially tiled walls;

### PRINCIPAL BEDROOM

11'10 8'11

Attractive elevated views over Colin Glen Forest Park;

### BEDROOM 2

11'7 7'0

Attractive elevated views over Colin Glen Forest Park;

### LUXURY WHITE

### BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush W.C, wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, beautiful tiled walls and floor, extractor fan;

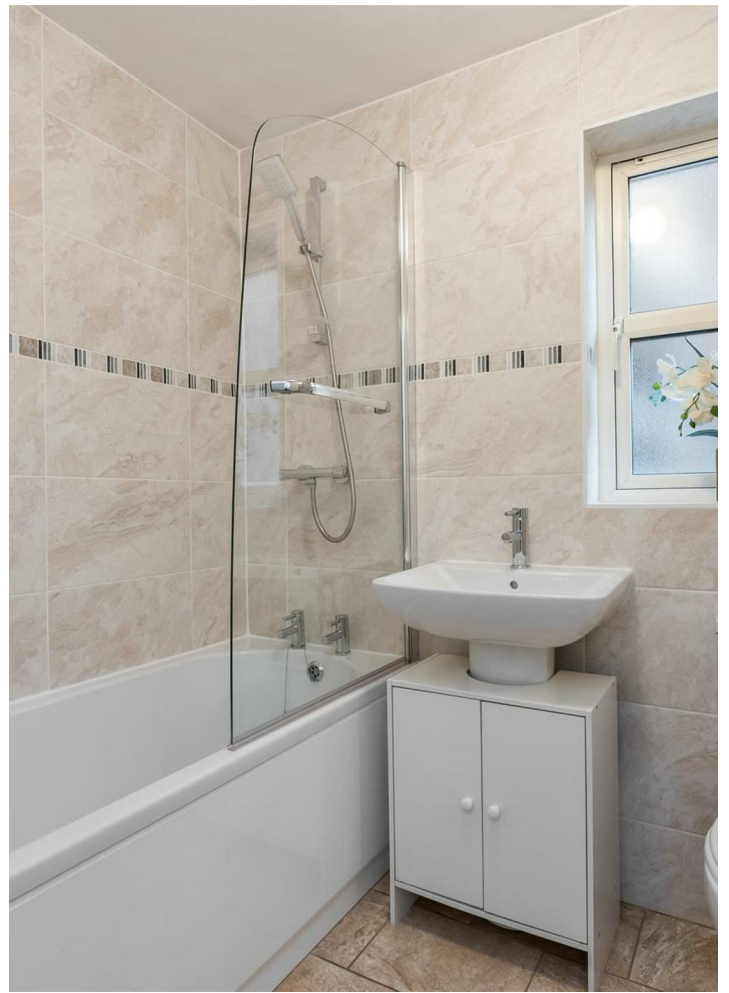
### OUTSIDE

Communal car-parking.

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BT11 9DR**















# 16A RIVERVIEW MEADOWS, SUFFOLK ROAD, BELFAST, CO ANTRIM, BT11 9DR

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 Gareth 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. 17885721**

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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