



67d Sunningdale Gardens , Belfast, BT14 6SG

O.I.R.O £79,950

Luxuriously Appointed 1st Floor Apartment Within This Ever Popular Location

A fabulous opportunity to purchase a luxuriously appointed spacious first floor apartment situated within this ever popular location. The modernised interior comprises communal entrance hall, intercom entry, 2 bedrooms, spacious lounge, luxury fitted kitchen, built-under oven and ceramic hob, integrated fridge/freezer and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, ceramic floor coverings and has been modernised to an excellent standard in recent years. Ideally suited to the first time buyer or investor alike immediate inspection is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
Northern Ireland		75	77
EU Directive 2002/91/EC			

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, Belfast, BT14 6SG



- 2 Bedrooms
- Modern White Bathroom
- Panoramic Views Over The City
- Spacious Lounge
- Gas Central Heating
- Highest Presentation
- Luxury Fitted Kitchen
- uPvc Double Glazed Windows
- Luxury 1st Floor Apartment

Communal Entrance Hall

Entrance Hall

UPvc double glazed entrance door, panelled radiator, intercom entry system, ceramic tiled floor.

Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled shower unit, wash hand basin, low flush wc, chrome radiator, ceramic tiled floor, pvc panelled walls and ceiling.

Kitchen

12'10" x 7'7" (3.92 x 2.30)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, under oven, ceramic hob, stainless steel extractor fan, plumbed for washing machine, integrated fridge/freezer, double panelled radiator, wall mounted gas boiler, partly tiled walls, ceramic tiled floor.

Bedroom

11'11" nx 8'11" (3.64 nx 2.71)

Built-in robe, double panelled radiator.

Lounge

11'5" x 16'4" (3.48 x 4.97)

Double panelled radiator.

Bedroom

12'7" x 8'0" (3.84 x 2.43)

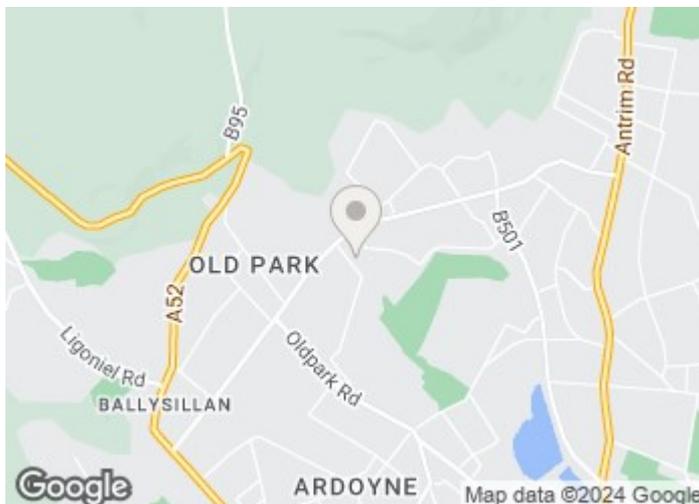
Panelled radiator.

Communal Areas

View Shot

View Shot.

View Shot..



Directions



Floor Plan



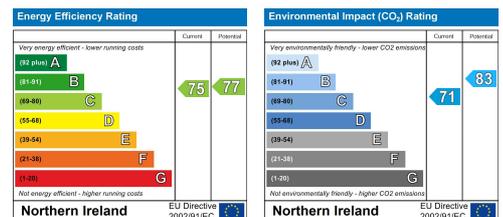
Flat D, 67, Sunningdale Gardens, BELFAST, BT14 6SG



Total Area: 55.5 m² ... 598 ft²

All measurements are approximate and for display purposes only

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