



56 Danesfort, Malone, Belfast, BT9 5QL

Price Guide £270,000

We are pleased to offer for sale this beautifully presented third floor penthouse apartment located in the exclusive Danesfort development just off the Malone Road in South Belfast. No 56 is a spacious, third floor apartment offering excellent accommodation that will appeal to a range of prospective purchasers. There is a large, welcoming reception hall leading to a bright living / dining room, kitchen with space for casual dining, master bedroom with en-suite, second bedroom and large bathroom suite. Further benefits include generous storage throughout, two balconies accessed via the living room & master bedroom and allocated parking. Gas fired central heating and PVC double glazing are both in place. The surrounding grounds offer mature trees & greenery. Offering easy access to Belfast City Centre, the apartment is also within walking distance to the shops, cafes & restaurants of the Lisburn Road along with excellent transport links. There is also a bus stop directly across the road.

- Beautifully Presented Third Floor Penthouse Apartment
- Two Double Bedrooms (Master With Balcony & En-suite Shower Room)
- Open Plan Living / Dining Room With Balcony
- Large Fitted Kitchen With Integrated Appliances & Casual Dining Space
- Spacious Bathroom Suite
- Gas Fired Central Heating / Double Glazing
- Allocated Parking, Residents Parking & Communal Gardens
- Within Walking Distance To Lisburn Road Shops, Cafes & Restaurants
- Easy Access To Belfast City Centre, Queens University & Transport Links
- Chain Free & Suitable For A Range Of Prospective Purchasers

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		78	78
(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	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

COMMUNAL ENTRANCE
Lift and stair access to all floors.

ON THE THIRD FLOOR

**APARTMENT 56
RECEPTION HALL**



Hardwood front door. Storage off hall.

LIVING / DINING 20'11" x 13'1" at widest points (6.4 x 4.0 at widest points)



Electric fire, sliding door to balcony.



KITCHEN 13'9" x 10'2" (4.2 x 3.1)



Range of high and low level units, plumbed for washing machine, gas hob, extractor fan, wall mounted oven, integrated fridge / freezer, integrated dishwasher, part tiled walls.



MASTER BEDROOM 14'9" x 10'2" (4.5 x 3.1)



Sliding door to balcony. Walk in storage.

EN-SUITE 8'10" x 7'2" (2.7 x 2.2)



White suite comprising enclosed shower, low flush W.C, pedestal wash hand basin, part tiled walls.

BEDROOM TWO 17'0" x 7'10" (5.2 x 2.4)



Walk in storage.

BATHROOM 13'9" x 10'2" (4.2 x 3.1)



White suite comprising panel bath, bidet, pedestal wash hand basin, low flush W.C, part tiled walls.

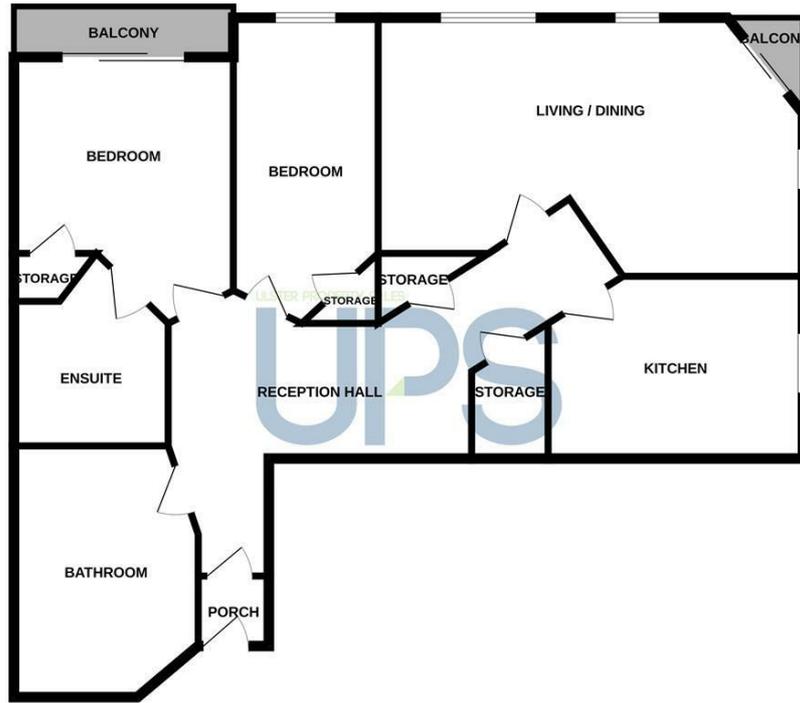
OUTSIDE



Allocated parking and visitor parking. Communal gardens.

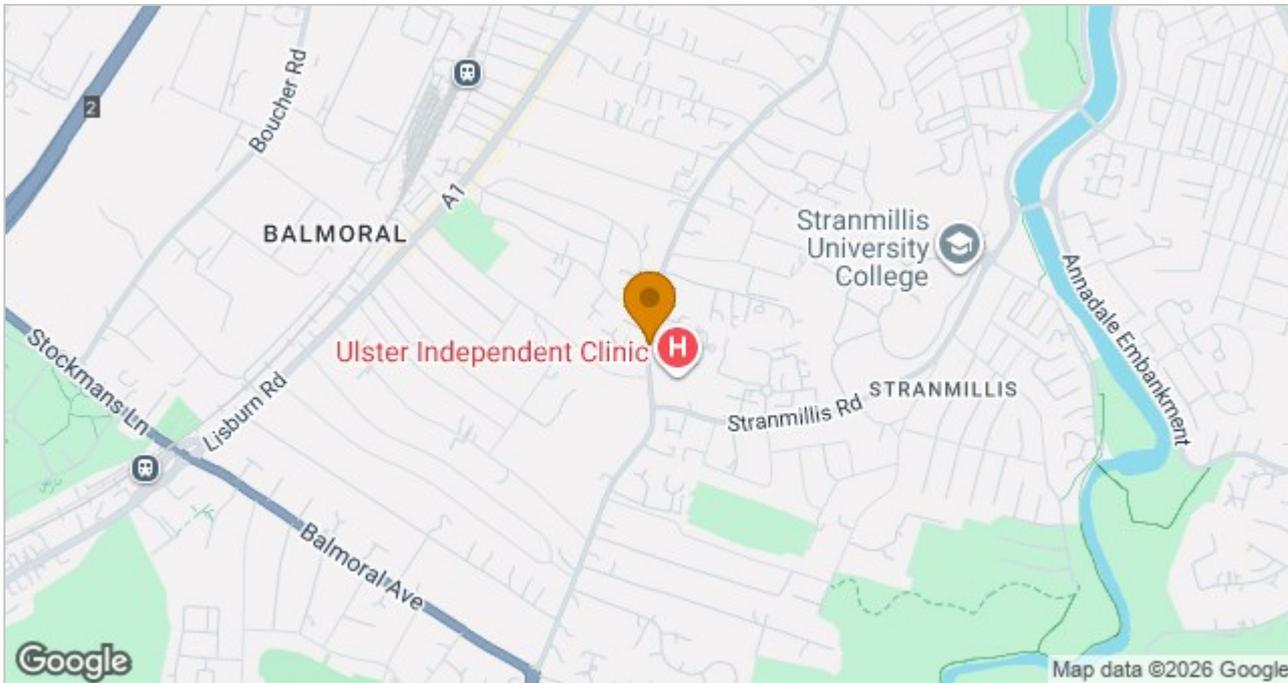
Floor Plan

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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