



## Apt 13, Sequoia Building 1, Redwood Grove, Belfast, BT17 9FE

**Price Guide £165,000**

Located on the third floor of a modern development in the sought after Redwood area of Dunmurry, this stylish two-bedroom apartment offers contemporary living in a convenient and well-connected location. The property features a bright and spacious open-plan kitchen, living and dining area with the modern kitchen comprising an excellent range of integrated appliances. There are two well-proportioned bedrooms, (master bedroom with ensuite shower room) and a separate, modern main bathroom suite. Finished to a high standard throughout, the apartment also benefits from secure entry access, allocated underground parking, gas fired central heating and double glazing. Situated just moments from Dunmurry Village, residents enjoy easy access to local shops, schools, transport links, and nearby green spaces, making this an ideal home for professionals, first-time buyers, or investors alike. Early viewing is highly recommended to fully appreciate all this property has to offer.

- Beautifully Presented Third Floor Apartment
- Master Bedroom With Modern En-suite Shower Room
- Modern Kitchen With Integrated Appliances
- Allocated Secure Underground Parking
- Two Good Sized Bedrooms
- Spacious Open Plan Kitchen / Living / Dining
- Contemporary Bathroom Suite
- Gas Fired Central Heating / PVC Double Glazing

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		77	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**

Stairs to all floors.

**ON THE THIRD FLOOR**

**ENTRANCE**



Hardwood front door. Storage off hallway.

**KITCHEN / LIVING / DINING 28'6" x 18'4"  
(8.7 x 5.6)**



Kitchen comprising range of high and low level units, integrated oven, 4 ring gas hob, stainless steel extractor fan, integrated fridge freezer, integrated washing machine, plumbed for dishwasher, single drainer stainless steel sink unit with mixer tap, tiled floor to kitchen area. Laminate wood flooring to living / dining area.



**BEDROOM ONE 15'8" x 11'9" (4.8 x 3.6)**



Laminate wood flooring.

**ENSUITE**



Fully tiled shower enclosure, pedestal wash hand basin, low flush W.C.

**BEDROOM TWO 14'5" x 10'9" (4.4 x 3.3)**



Laminate wood flooring.

**BATHROOM**



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

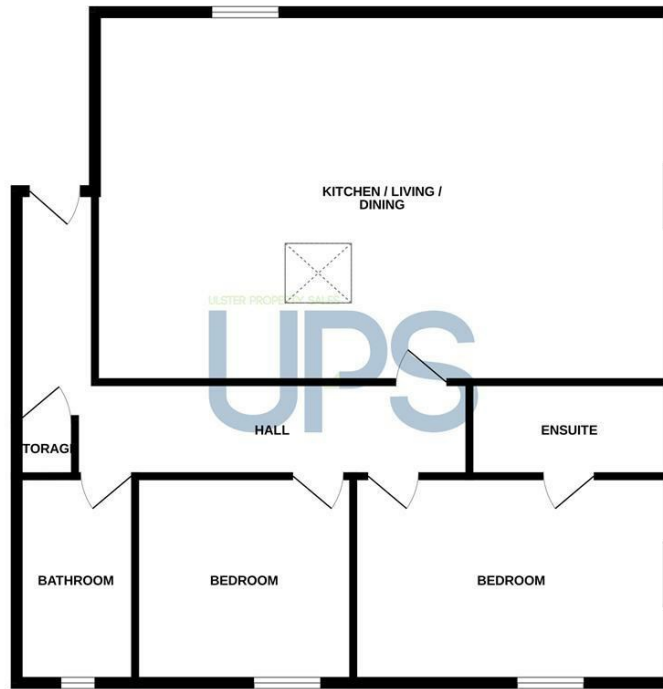
**OUTSIDE**



Secure, designated car parking space.

# Floor Plan

## THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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