

029 9066 2366
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**APT 21 DANESFORT APARTMENTS
120 MALONE ROAD
BELFAST
BT9 5QL**



- Delightful Spacious 3 Bedroom Ground Floor Apartment
- Open Aspect to Communal Lawns and Access to Private Terrace
- Three Large Bedrooms, 2 incorporating En Suite Shower Rooms
- Fully Fitted Shaker Style Kitchen with Range of Built-in Appliances
- Living Room with Feature Gas Fire and Doors Leading to Terrace
- Large Bathroom with White Suite
- Robust Tile and Hardwood Floor Coverings
- Double Glazed Windows
- Gas Central Heating
- Allocated Residents Car Parking Space and Visitors Parking
- Prime Location - Earliest Internal Inspection Recommended

Offers Around £330,000

A delightful ground floor apartment set within the eloquent Danesfort development benefiting from an open aspect and views to the American Consulate Building. This peaceful setting offers ease of access to the amenities and attractions of the Lisburn Road and near to the Stranmillis and Queens areas. An excellent range of primary and secondary schools, Queen's University and Belfast City Hospital are close at hand.

Internally Apartment 21 offers bright and spacious accommodation comprising three bedrooms, two incorporating en suite shower rooms. A large corner living room with feature gas fire has access to a private terrace area and views over the lawns beyond. Other notable features are a fully fitted kitchen with a range of built-in appliances, large bathroom with white suite and excellent storage throughout.

There is a dedicated surface car parking space along with allocated visitor car parking.

ENTRANCE HALL:

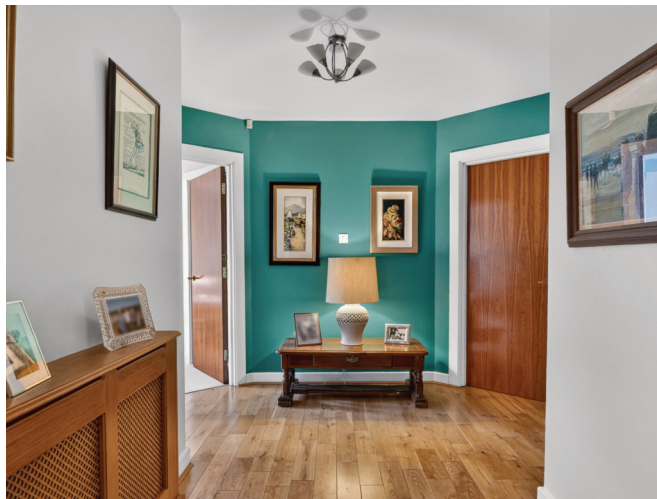
Access to all apartments, with a feature curved wall in the entrance foyer. Lifts and stairs to upper floors.

HALLWAY:

Wooden floors. Hot press off the hallway and cloaks.

LOUNGE: 21' 0" x 13' 1" (6.4m x 3.99m)

Gas hearth raised fire. Laminate flooring throughout. Additional access to the private patio.



BATHROOM:

White suite comprising of bath with telephone shower, low flush wc, wash hand basin, mostly tiled and tiled floor.



KITCHEN: 12' 11" x 10' 0" (3.94m x 3.05m)

Extensive range of high and low level units, single drainer stainless steel sink unit, gas hob and electric oven. Integrated fridge freezer and single drainer stainless steel sink unit. Part tiled walls and tiled floor.

Plumbed for dishwasher and washing machine.



BEDROOM (1): 19' 10" x 13' 3" (6.05m x 4.04m)

Built in wardrobes.

Ensuite comprising of shower cubical, low flush wc and wash hand basin. Mostly tiled.



BEDROOM (2): 17' 0" x 7' 9" (5.18m x 2.36m)

Storage cupboard.

BEDROOM (3): 15' 6" x 9' 11" (4.72m x 3.02m)

Storage cupboard

Ensuite comprising of corner shower with shower door, low flush wc and wash hand basin. Mainly tiled.





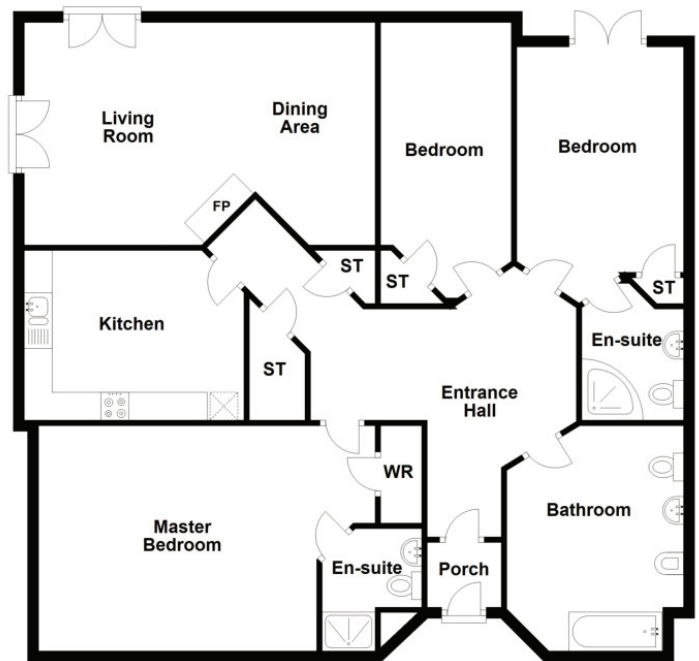
OUTSIDE

Private gravel wrap round patio off the lounge with outside tap. Allocated parking space and visitors parking.

LOCATION

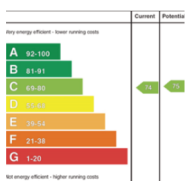
Travelling towards Belfast along the Malone Road, continue straight through the traffic lights at the Stranmillis Road junction and take the first right into Danesfort. The development sits beside the Ulster Independent Clinic. Upon entering Danesfort continue up the drive, Villa 2 is the second building on your left hand side. Car parking is to the rear of the building.

Ground Floor
Approx. 129.5 sq. metres (1394.1 sq. feet)



Total area: approx. 129.5 sq. metres (1394.1 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



OTHER INFO:

RATES: £2400

SERVICE CHARGE: £1636