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**310 THE BAKERY
311 ORMEAU ROAD
BELFAST,
BT7 3GB**



- **Stunning Duplex Penthouse With Private Balcony**
- **Two Double Bedrooms With Built-in Wardrobes**
- **Allocated Car Parking Space Behind Electronic Gate**
- **Substantial Accommodation Arranged Over Two Levels**
- **Fitness Suite, Courtyard Garden, Residents Lift**
- **Superb City Location for Professionals and Families**
- **Substantial Balcony With Fantastic City Views**

OFFERS OVER: £269,000

A contemporary duplex penthouse set within the sought-after Ormeau Bakery development. The Ormeau Bakery offers courtyard gardens, residents lift, secure car parking and a fitness suite. Positioned moments away from the Ormeau Park, public transport links and the bustling Ormeau Road.

This radiant apartment offers break taking viewings across South Belfast from a private sun-trap balcony. The accommodation comprises an open-plan living kitchen space, two double bedrooms, master with en-suite and family bathroom. Arranged over two levels, the space is bright and spacious throughout.

Early viewing is highly recommended as the property will appeal to a wide range of buyers.



**Ground Floor
ENTRANCE HALL:**

Access to lifts, car parking, fitness suite.

**Third Floor
HALLWAY:**
Carpeted.



BEDROOM (1):

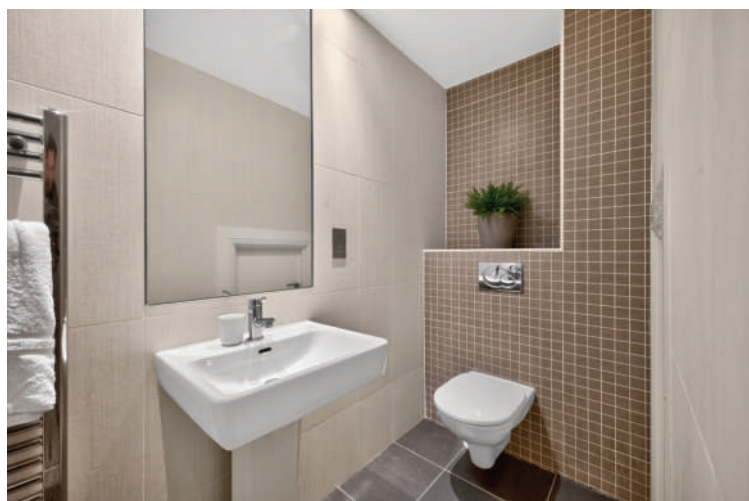
13' 11" x 9' 06" (4.24m x 2.9m)

Carpeted flooring with built-in wardrobes.
Recessed lighting



BATHROOM:

Three piece suite with corner with rain shower-head, wash hand basin and low flush W/C. Tiled flooring and extractor fan



Fourth Floor

LOUNGE/KITCHEN AREA :

22' 02" x 14' 0" (6.76m x 4.27m)

Recessed lighting and wooden flooring. Opening out to balcony. Open-plan to kitchen. Range of high and low level units, laminate work-surfaces, integrated fridge freezer, integrated washing machine, four ring gas hob with extractor fan. Tiled flooring and recessed lighting.



MASTER BEDROOM:

13' 11" x 13' 02" (4.24m x 4.01m)

Carpeted with built-in wardrobes. Laminate flooring and recessed lighting, access to ensuite.



ENSUITE SHOWER ROOM:

Double shower tray with rain shower head, tiled flooring and part tiled walls, low flush W/C and wash hand basin. Extractor fan.



BALCONY

Porcelain flooring and superb city views.



Ground Floor

GARAGE:

Allocated car parking space behind electronic gates.

LOCATION

The Ormeau Bakery is positioned on Ormeau Road, opposite North Parade.

OTHER INFO:

Rates: £1407

Management fees; £1950

Ground Rent; £100

Sinking Fund; £140



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

