



Apt 8 Willowbank Manor, Upper Knockbreda Road, Belfast, BT6 0JY

Asking Price £245,000

Situated on an elevated site off the Upper Knockbreda / Glencreagh road, this apartment offers convenience to Forestside Shopping Centre with its array of retail shops and cafes, open green areas such the picturesque Cregagh glen, a selection of leading primary and post primary schools as well as transport links to most parts of the city.

This particular apartment stands out from the rest with the accommodation on offer. Originally a 2 bedroom layout with a large mezzanine floor over looking the kitchen / dining living space, the present vendor transformed the upper mezzanine floor to incorporate two double bedrooms and a shower suite, although these rooms could also be used as further reception of home office space. So as it stands there is a superb kitchen dining living with fantastic views over Belfast, two bedrooms, one with en-suite and a shower suite on the first floor and two further bedrooms and a shower suite on the top floor. Outside there is communal and designated gardens.

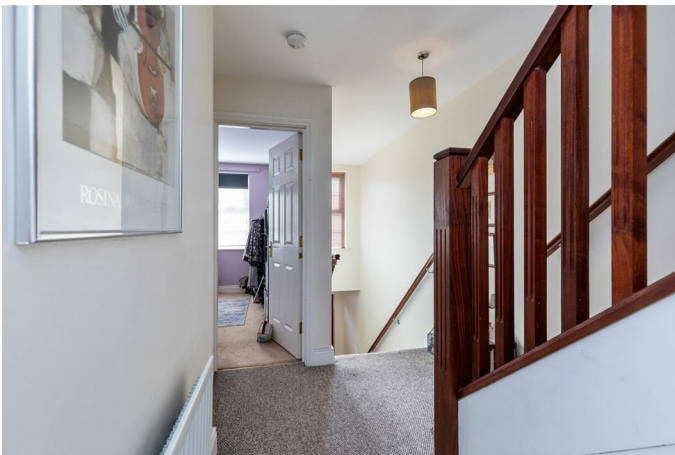
A superb home that benefits from versatile accommodation.

- Fantastic Duplex Apartment
- Four Bedrooms One With En-Suite Shower
- Kitchen / Dining / Living
- Gas Heating
- Communal Parking
- Versatile Accommodation
- The Upper Floor Bedrooms Could Be Utilised as Reception Space/ Study if Required
- Two Shower Suites
- Double Glazing
- Superb Views Over Belfast

Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-80) C	(55-65) D
(45-54) E	(35-44) F	(15-29) G	
Not energy efficient - higher running costs			
Northern Ireland		83	83
EU Directive 2002/91/EC			



The Accommodation Comprises

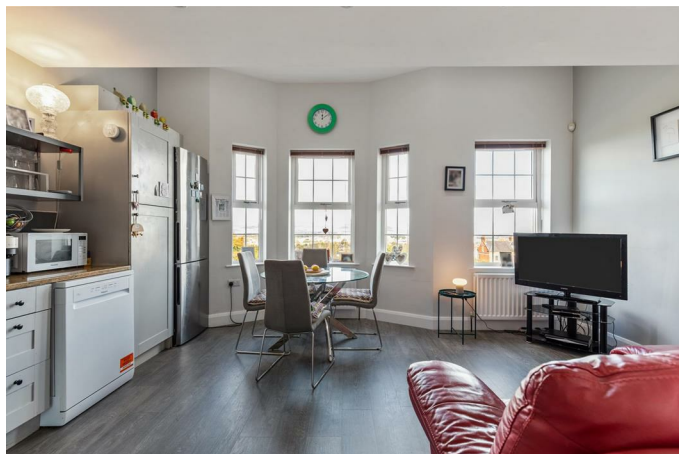


Main front door to entrance, stairs to first floor.

First Floor

Entrance hall, storage understairs and additional storage area plumbed for washing machine.

Kitchen/Dining/Living 16'4 x 16'4 (4.98m x 4.98m)



At widest points into bay.

Full range of high and low level built-in units, granite work surfaces, built-in 4 ring hob and under oven, stainless steel over head extractor fan, plumbed for dishwasher, single drainer stainless steel sink unit with mixer taps
Fantastic views over Belfast.

Bedroom One 12'7 x 11'1 (3.84m x 3.38m)



En-suite



Comprising walk-in shower cubicle, pedestal wash hand basin, low flush w/c. Tiled floor.

Bedroom Two / Study 9'6 x 9'6 (2.90m x 2.90m)



White Shower Suite



Comprising shower cubicle with shower unit, pedestal wash hand basin, low flush w/c, part tiled walls, tiled floor.

Stairs To 2nd Floor

The current vendor has transformed this upper floor to incorporate two double bedrooms and shower suite.

Bedroom Three 14'2 x 11'0 (4.32m x 3.35m)



Bedroom Four 16'6 x 14'6 (5.03m x 4.42m)



At widest Points.

White Shower Suite



Comprising large shower cubicle with shower unit, pedestal wash hand basin, low flush w/c, part tiled walls, tiled floor.

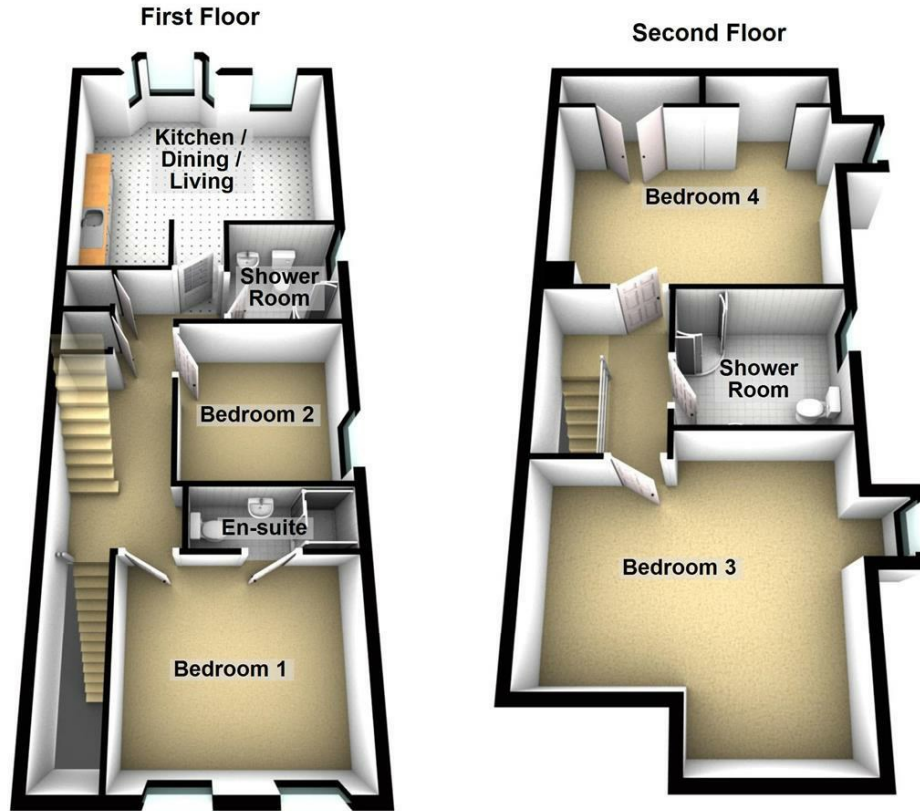
Outside



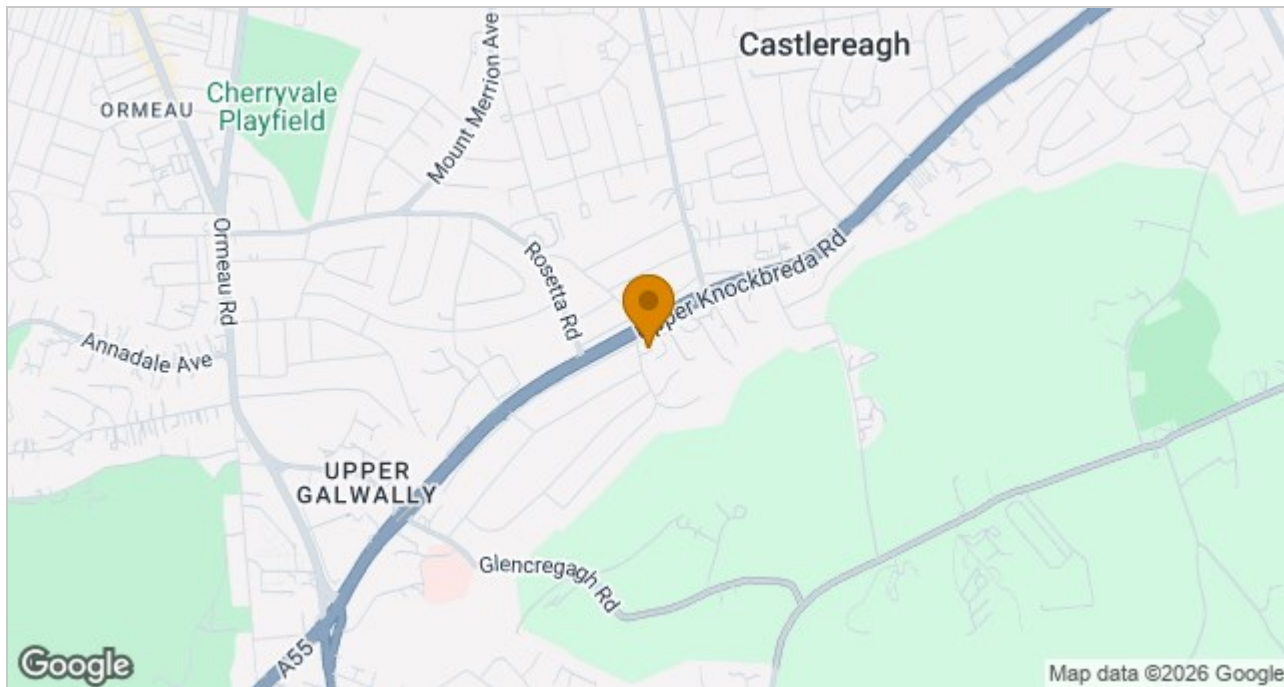
Communal and designated parking



Floor Plan



Area Map



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