



3 Willowbank Manor, Upper Knockbreda Road, Belfast, BT6 0JY

Asking Price £199,950

Situated on an elevated site off the Upper Knockbreda / Glencregagh 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.

Internally the property comprises of a spacious lounge / dining area open to a modern fitted kitchen with balcony and fantastic views, two good sized bedrooms with master ensuite, a separate white bathroom suite and an additional store / utility room.

This particular apartment also benefits from a mezzanine floor (32'8 x 14'3 at widest points), a superb second reception room / home office.

Being of recent construction with good insulation levels this home provides efficient living, which is complemented by a gas heating system and double glazing.

This property would make an excellent first time purchase and or investment for someone hoping to purchase a property with little or nothing to do.

- 1st Floor Duplex Apartment
- Modern Kitchen Dining Living
- White Bathroom Suite
- Gas Heating
- Designated & Communal Parking
- Two Double Bedrooms Principle With En-Suite
- Lovely Views Over Belfast
- Mezzanine Floor (32'8 x 14'3 at widest points)
- Double Glazed
- Superb First Time Purchase

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(32-40) A		
(41-45) B		
(46-50) C		
(51-55) D		
(56-60) E		
(61-65) F		
(66-70) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



Entrance

Wood panelled front door to entrance hall. Tiled flooring. Stairs to first floor.

Inner Hallway



Built in storage. Additional storage / utility area, plumbed washing machine.

Modern Kitchen/Dining/Living 16'7 x 15'9 (5.05m x 4.80m)



(at widest points) into bay.

Modern shaker style fitted kitchen with an excellent range of high and low level units, wooden effect work tops, built in 4 ring hob and under oven, stainless steel overhead extractor fan, single drainer stainless steel sink unit with mixer taps, Integrated fridge freezer. plumbed for washing machine,.

Centre island with breakfast bar. Laminate flooring. Fantastic views over Belfast and out towards Cavehill.

Sliding doors to small Balcony at side with lovely views.





Bedroom One 12'1 x 11'2 (3.68m x 3.40m)



Ensuite



Comprising walk in shower with chrome shower unit, (fully tiled walls in shower cubicle) pedestal wash hand basin with mixer taps, tiled splash back, low flush w.c

Bedroom Two 9'6 x 9'5 (2.90m x 2.87m)



White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, pedestal wash hand basin, tiled splash back, low flush, Part tiled walls. Tiled flooring.

Mezzanine Floor 32'8 x 14'3 (9.96m x 4.34m)



At widest points.
From inner hall stairs to mezzanine floor overlooking kitchen / dining / living.



Outside



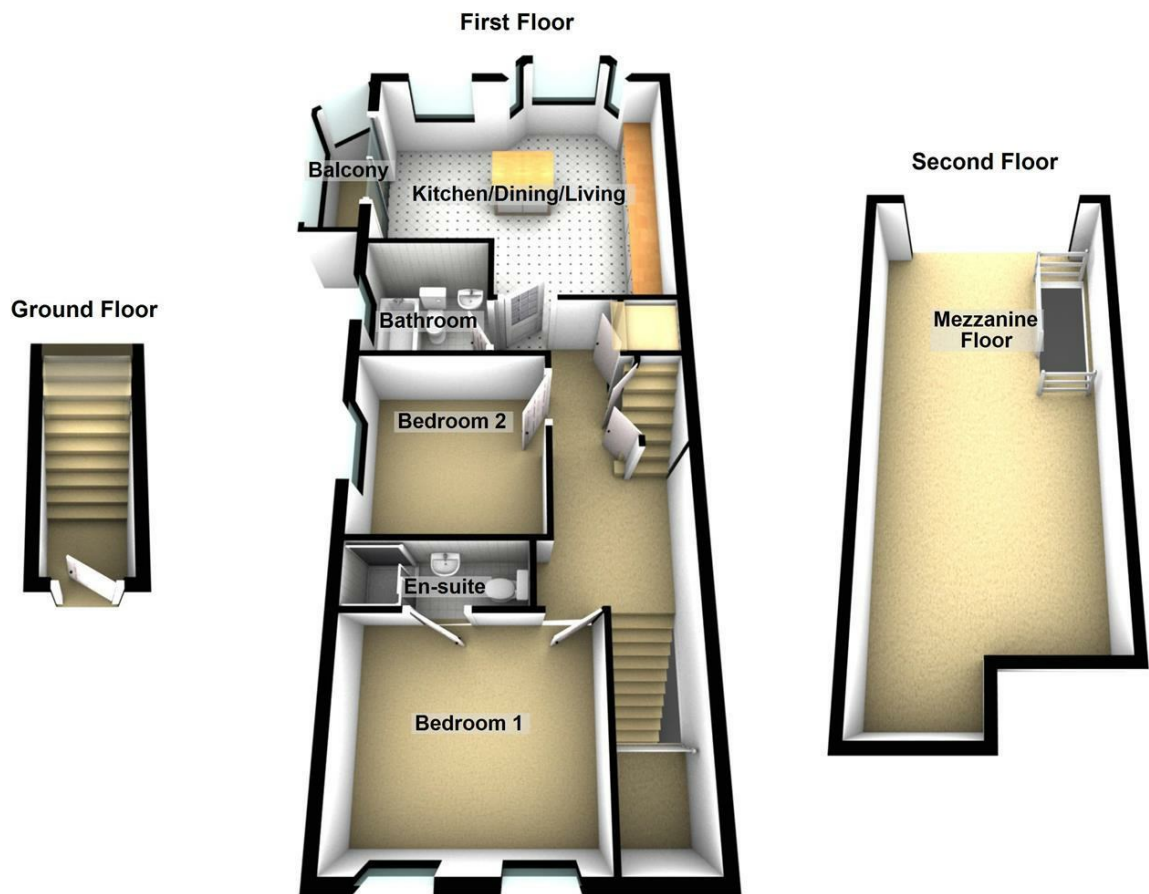
Communal & designated parking.



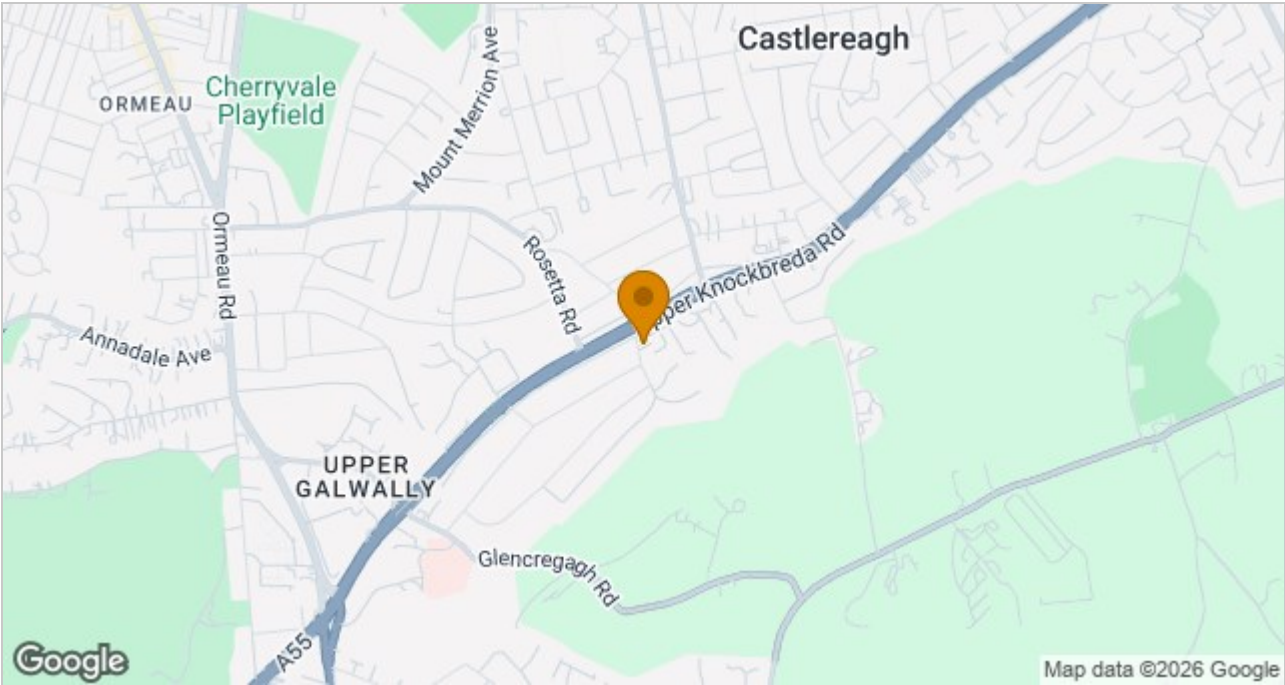
Management Company

Please note that the management company are CSM and the fees are approximately £70 per month which covers buildings insurance, maintenance work, gardening of communal areas, electric for lighting and a contingency fund.

Floor Plan



Area Map



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