



Apt 3 Cedar View, Upper Knockbreda Road, Belfast, BT6 9TH

Asking Price £165,000

Situated off the Upper Knockbreda 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, two good sized bedrooms, master with ensuite, a separate white bathroom suite.

In addition the property benefits from 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.

- First Floor Apartment
- Principle Bedroom With En-Suite
- White Bathroom Suite
- Double Glazed
- Lovely Views From The Kitchen/Dining/Living
- Two Good Sized Bedrooms
- Modern Fitted Kitchen / Dining / Living
- Gas Heating
- Communal Parking Area To Front
- An Excellent First Time Purchase

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



1st Floor

Intercom system. Communal entrance hall. Stairs to 1st floor.

Entrance



Main front door to entrance hall. Built in storage,

Kitchen/Dining/Living 22'2 x 20'9 (6.76m x 6.32m)



Into Bay

Shaker style fitted kitchen, marble effect worktops, single drainer 1 1/4 bowl sink unit with mixer taps, stainless steel overhead extractor fan, built hob and oven, stainless steel over head extractor fan plumbed for washing, tiled floor to the kitchen area, laminate flooring to the lounge area. Fantastic views





Bedroom One 14'0 x 10'7 (4.27m x 3.23m)



Ensuite



Comprising walk in shower cubicle with chrome shower unit above, pedestal wash hand basin, low flush w.c Pvc ceiling.

Bedroom Two 9'7 x 7'9 (2.92m x 2.36m)



White Bathroom Suite



Comprising panelled bath with mixer taps, shower unit above, pedestal wash hand basin, low flush w.c Pvc ceiling.

Outside

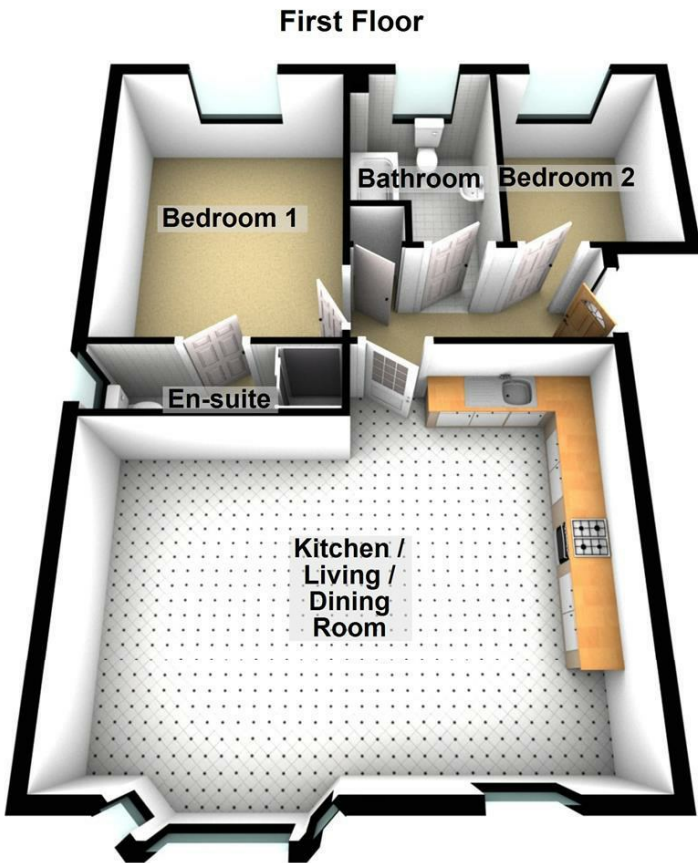


Communal parking area.
Additional loose stone area to front.

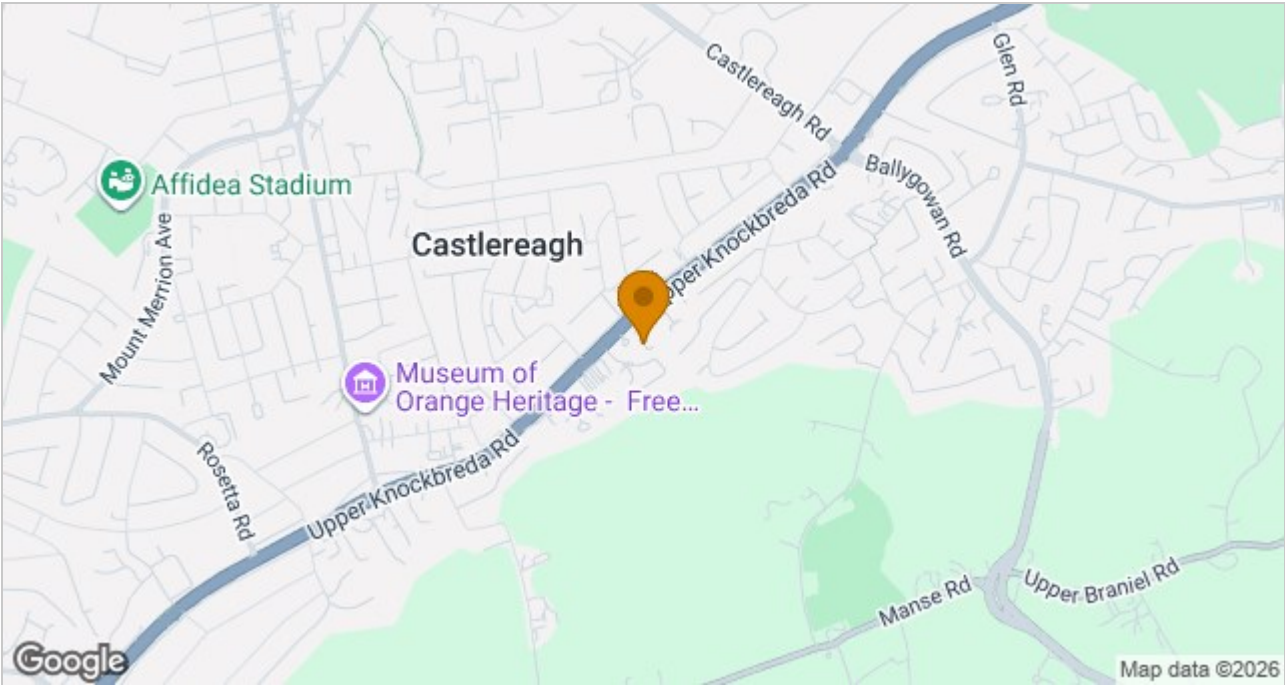
Management Company

C.S.M - Fee £237 per quarter

Floor Plan



Area Map



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