



### 36 Drumkeen Court, Upper Galwally, Belfast, BT8 7TU

**Asking Price £190,000**

This is an excellent opportunity to acquire a spacious 1st floor apartment situated in a modern purpose built residential setting, affording great convenience to a wide range of local amenities. The accommodation comprises, an entrance hallway, a bright and spacious lounge/dining area, a modern fitted kitchen with range of built in units, two good sized bedrooms, and a white bathroom suite. The property is serviced by gas central heating and is complemented by double glazed windows. Properties in this area tend to be in high demand and is likely to appeal to a wide range of buyers, therefore early viewing comes highly recommended.

- 1st floor apartment
- Lounge / dining
- White bathroom suite
- Double glazed windows
- Chain free onward sale
- Two good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Cul de sac setting
- Within a matter of minutes walk to Forestside Shopping centre

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		74	77
(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	

### The accommodation comprises

Hardwood front door leading to the entrance hall.

### Entrance hall

Stairs to the 1st floor landing.

### Lounge / dining 17'7 x 11'7 (5.36m x 3.53m)



Laminate flooring.

### Additional lounge image

### Kitchen 11'6 x 9'7 (3.51m x 2.92m)



Modern fitted kitchen with a full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and oven, extractor fan, plumbed for washing machine, plumbed for dishwasher, fridge freezer space, breakfast bar, storage with gas boiler.

### Additional kitchen image



### Bedroom 1 14'1 x 12'5 (4.29m x 3.78m)



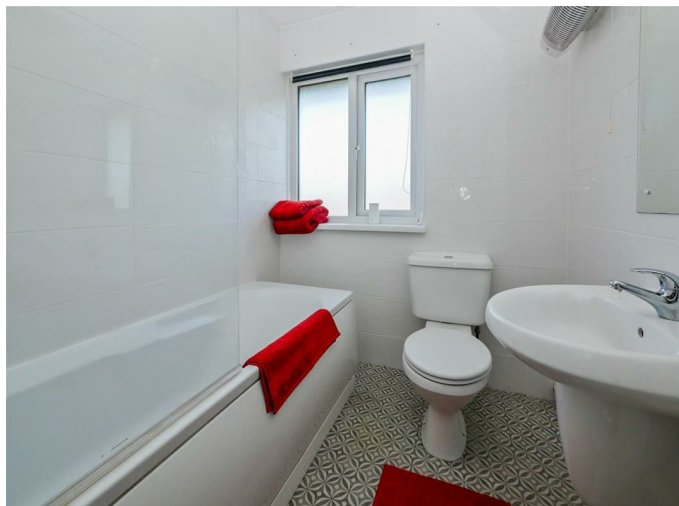
2 x roof windows.

### Bedroom 2 10'3 x 6'9 (3.12m x 2.06m)



Built in storage.

### Bathroom 6'7 x 5'8 (2.01m x 1.73m)



White suite comprising panelled bath, mixer taps, Triton Cara shower, low flush w/c, pedestal wash hand basin, fully tiled walls.

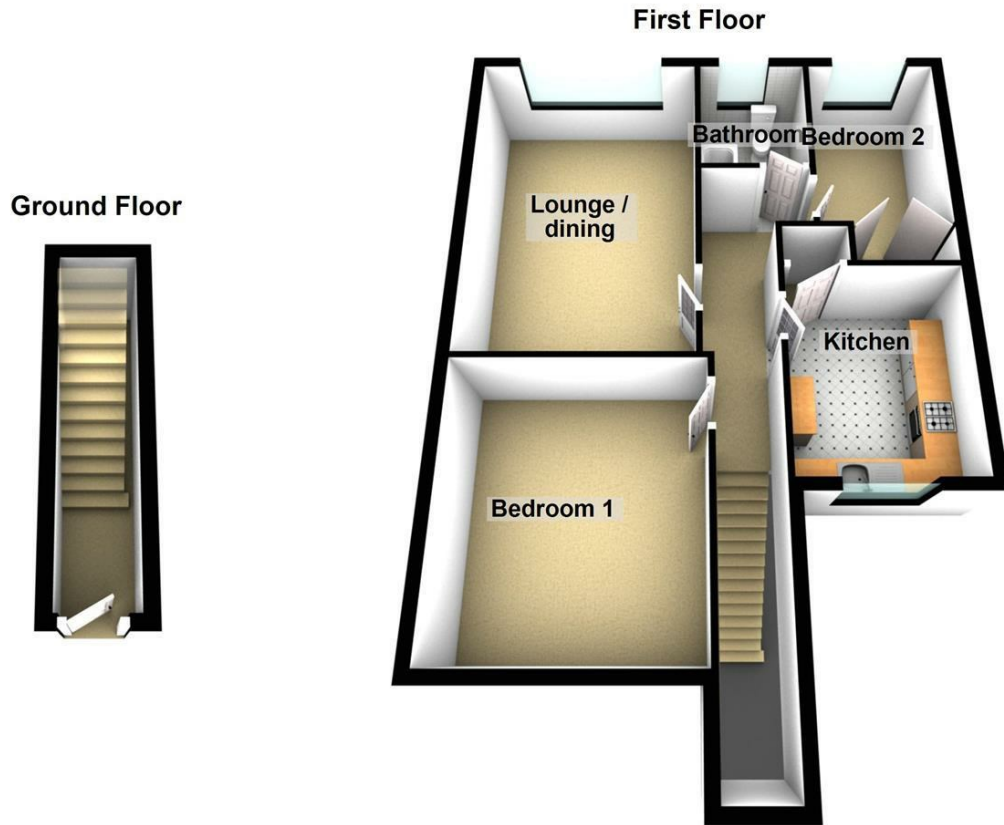
### Outside



### Note

Service charges £160 per year  
Flat Management Services  
1st floor studio 2  
150 Hollywood Road, Belfast

## Floor Plan



## Area Map



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