



9 The Studios

36 Derrycoole Way

BT37 9EL

Offers Over £89,950

- DUPLEX APARTMENT TOWNHOUSE
 - GOOD SIZED LOUNGE
 - OPEN PLAN KITCHEN WITH DINING AREA
 - 2 BEDROOMS
 - BATHROOM WITH WHITE SUITE/GROUND FLOOR CLOAKROOM WITH WC
 - GAS CENTRAL HEATING / DOUBLE GLAZED WINDOWS
 - WELL PRESENTED THROUGHOUT
 - LET UNTIL SEPTEMBER 2026 @ £600 PM
 - IDEAL INVESTMENT PROPERTY
 - CONVENIENT LOCATION
-

PROPERTY COMPRISES

This well presented duplex apartment property is ideally located.

The property is well presented by the current owner and offers well proportioned accommodation with a generous open plan lounge/dining/kitchen on the ground floor.

There are two good sized bedrooms and a bathroom on the first floor.

In addition the property benefits from gas central heating and double glazed windows. The property is let until September 2026 at £600 per month.

Situated close to many local amenities viewing is highly recommended.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

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PROPERTY DETAILS AND DIMENSIONS

Hardwood front door with glazed inset to..

ENTRANCE HALL

KITCHEN OPEN PLAN TO LIVING/DINING AREAS 17' 1" x 13' 0" (5.21m x 3.96m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring hob with stainless steel splashback, extractor fan and electric oven under, plumber for washing machine, space for fridge freezer, part tiled walls, tiled floor, storage cupboard

CLOAKROOM Low flush wc, pedestal wash hand basin, tiled floor

1ST FLOOR

LANDING

BEDROOM 13' 0" x 8' 1" (3.96m x 2.46m)

BEDROOM 8' 7" x 7' 5" (2.62m x 2.26m)

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment and panelled walls, low flush wc, 1/2 pedestal wash hand basin, extractor fan

OUTSIDE Residents parking

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