



# APT 5 313 BELMONT ROAD

Belfast BT4 2NE

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*Offers Over*

**£335,000**



## DUPLEX APARTMENT | 3 | 3 | 1

We are delighted to bring to the market this deceptively generous sized Duplex Apartment offering bright and spacious apartment which is located in a small and exclusive development just off the Belmont Road, at the foot of the Craigantlet Hills.

### KEY FEATURES

- Well Maintained and Presented Duplex Apartment with Own Entrance in Private Gated Development off Belmont Road in East Belfast
- Bright and Spacious Accommodation Throughout, Extending to Approximately 1700 Sq Ft
- Adaptable Accommodation with Option to Use as Three Bedroom/One Reception, Or Two Bedroom/Two Reception Depending on the Buyers Needs
- Well Proportioned Lounge with Dining Area Open to Modern Oak Fitted Kitchen with Contemporary Gas Fire (Integrated Surround Sound System)
- Two Ensuite Shower Rooms and Separate Bathroom with White Suite
- Principal Bedroom with Walk In Dressing Room
- Feature Mezzanine Floor Offering Adaptability (Bedroom or Additional Living Accommodation)
- Gas Central Heating and uPVC Oak Effect Double Glazing
- Secure Electronic Entrance Gates with Pedestrian Entrance to Brick Paviour Inner Courtyard with Resident and Visitor Car Parking
- Communal Paved Gardens to the Rear of Development
- Excellent Storage Throughout the Apartment



ROOM DETAILS

GROUND FLOOR Bathroom: OUTSIDE

Entrance Hall: First Floor Landing: Outside:

FIRST FLOOR SECOND FLOOR

Kitchen/Living Room: 23'4" x 12'7"

Bedroom Two: 11'4" x 12'3"

En Suite:

Mezzanine Bedroom/Study/Family Room: 17'0" x 12'7"

Bedroom One: 23'3" x 11'4"

En Suite





DIRECTIONS

Travelling from the Campbell roundabout, along the Belmont Road past Campbell College, continue along the Belmont Road in the direction of Craigantlet. 313 Belmont Road is on your right-hand side just after Tweskard Park.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	80	82
		EU Directive 2002/91/EC

OUR BRANCHES

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