



2 EARLSWOOD GROVE

Belfast BT4 3EF

Offers Around

£169,950



APARTMENT | 2 | 1 | 1

2 Earlswood Grove is located in the popular Ballyhackamore Village in East Belfast. Number two is a well presented first floor apartment comprising of two well-proportioned bedrooms which has been fully renovated to a high standard.

KEY FEATURES

- Well Presented First Floor Apartment Located in Ballyhackamore in East Belfast
- Fully Renovated to a High Standard
- Ease of Access to Bustling Villages of Belmont and Ballyhackamore
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Bright and Spacious Lounge
- Contemporary Family Bathroom with Four Piece White Suite
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Allocated Parking Space with Additional Visitor Parking
- Management Fee Approx. £400 Per Annum
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

ENTRANCE

Front Door to
Reception Porch:

FIRST FLOOR

Hallway:

Roof Space:

Utility/Storage:

Lounge:
15'8" x 12'1"

Kitchen:

10'6" x 8'10"

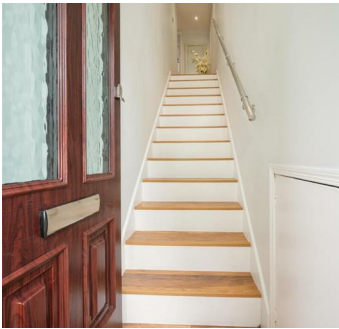
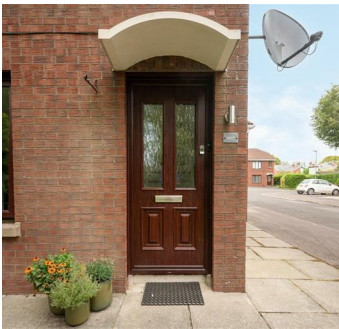
Family Bathroom:

Bedroom One:

15'8" x 9'7"

Bedroom Two:

10'6" x 9'7"



DIRECTIONS

Travelling along Upper Newtownards Road in the direction of Stormont, turn left on to Belmont Church Road. Turn left on to Kincora Avenue. Earlswood Grove is on the right hand side. Number 2 is at the front of the development.



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	77	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

OUR BRANCHES

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