



EBRINGTON HALL, APARTMENT 1
149D UPPER NEWTOWNARDS ROAD

Belfast BT4 3HX

Offers Over
£250,000



APARTMENT | 2  | 2  | 1 

Set within the highly desirable Ebrington Hall development on the Upper Newtownards Road, this beautifully presented ground floor apartment offers spacious, modern living in a quiet and private setting close to Ballyhackamore, Belmont, and excellent transport connections.

KEY FEATURES

- Spacious and beautifully presented ground floor apartment located within the exclusive Ebrington Hall development, offering modern living in a private setting just off the Upper Newtownards Road.
- Generous open-plan kitchen, dining and living space featuring dual - aspect windows that maximise natural light and provide a bright, welcoming atmosphere throughout the main living area.
- Contemporary fitted kitchen with modern cabinetry, integrated appliances and excellent workspace, seamlessly connecting with the dining and lounge areas for practical and sociable everyday living.
- The living area enjoys a relaxing outlook towards the communal gardens, offering a sense of privacy and calm while still benefiting from a modern open-plan layout.
- Two well-proportioned double bedrooms, both offering flexibility for a range of uses including guest accommodation, a home office, hobby room or additional sitting space.
- The principal bedroom benefits from a stylish ensuite shower room finished with modern tiling, a sleek vanity unit and chrome fittings, creating a comfortable and luxurious private space.
- A further main bathroom is finished to an excellent standard, featuring a spacious walk-in shower area, elegant marble-effect tiling, contemporary suite and chrome towel radiator.
- Level access and a practical layout make the apartment particularly suitable for those seeking low-maintenance living, downsizing, or requiring enhanced accessibility.
- The development provides private residents' parking along with a secure and well-kept communal entrance.
- PVC Double Glazed and Gas Heating.



ROOM DETAILS

ENTRANCE

Entrance Lobby:

Ground Floor

Apartment One:

GROUND FLOOR

Spacious Reception
Hall:

Kitchen / Dining /

Living Space:

23'9" x 15'9"

Kitchen:

Paviour Patio:

Bedroom One:

16'6" x 10'11" at widest
points

En Suite Shower

Room:

Bedroom Two:

13'7" x 8'7"

Wet Room:

Management:



DIRECTIONS

Travelling along the Upper Newtownards Road, in the direction of Ballyhackamore, Ebrington Hall is located on the right-hand side opposite Clonlee Drive.



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		82	82
(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	

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