



22 Chichester Gardens , Belfast, BT15 5FS

Offers Around £165,000

Immaculate Ground Floor Apartment Holding A Prime Cul de Sac Position With Private Low Maintenance Gardens.

A rare opportunity to purchase an immaculate "own door access" ground floor apartment within this much admired Antrim Road development. The bright refurbished interior comprises 2 double bedrooms, spacious lounge with floor to ceiling window, luxury fitted kitchen with dining area and feature uPvc double doors and deluxe fully tiled white bathroom suite complete with walk-in shower. The dwelling further offers uPvc double glazed windows, gas central heating with newly fitted boiler and excellent storage space. With quality wood laminate and ceramic floor coverings throughout, own door access, ample car parking, private low maintenance gardens and the highest presentation combines with this highly regarded location to make this the ideal purchase for the "downsizer" or professional unwilling to compromise on location- Early viewing is strongly recommended.

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	76	78
EU Directive 2002/91/EC		

22 Chichester Gardens

, Belfast, BT15 5FS



- Immaculate Ground Floor Apartment
- 2 Double Bedrooms
- Lounge With Picture Window
- Luxury Kitchen With Dining
- Pvc Double Doors To Private Gardens
- Gas Central Heating New Boiler
- Pvc Double Glazed Windows
- Own Doors Access Ample Parking
- Private Low Maintenance Gardens
- Much Admired Antrim Road Development

Entrance Porch

Pvc double glazed front door, ceramic tiled floor.

Entrance Hall

Wood laminate floor, storage areas, panelled radiator.

Lounge

15'3" x 11'11" (4.65 x 3.65)
Wood laminate floor, picture window, two double panelled radiators.

Kitchen

19'1" x 8'3" (5.82 x 2.54)
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, glass splash back,

stainless steel canopy extractor, integrated fridge freezer, plumbed for washing machine, tumble dryer space, concealed gas boiler, pvc ceiling, partly tiled walls, wood laminate floor.

Dining Area - Wood laminate floor, uPvc double doors, pvc ceiling, double panelled radiator.

Bathroom

Fully tiled deluxe white bathroom suite comprising walk-in shower cubicle, thermostatically controlled telephone handset shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, pvc ceiling, double panelled radiator.

Bedroom

10'11" x 7'11" (3.34 x 2.43)
Wood laminate floor, panelled radiator.

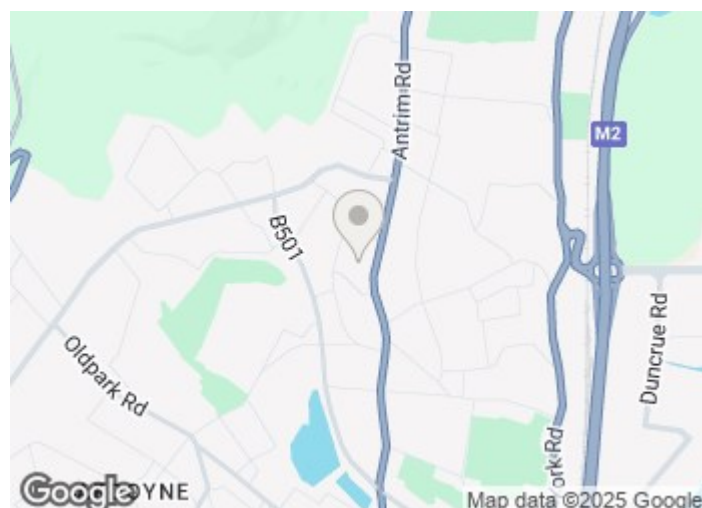
Bedroom

14'10" x 9'7" (4.54 x 2.94)
Wood laminate floor, double panelled radiator.

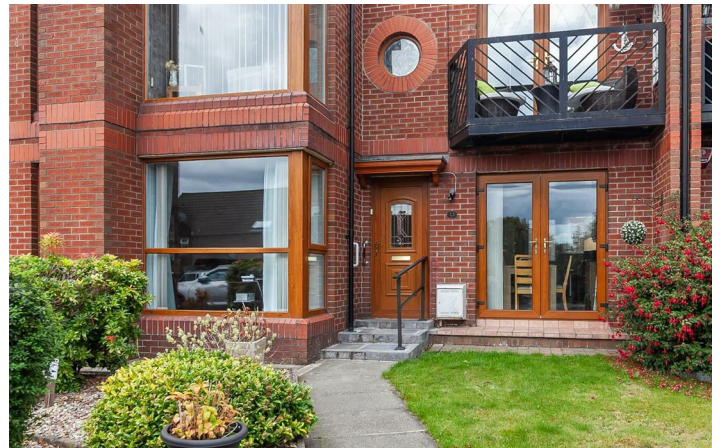
Outside

Two Parking bays to front, Mature flower beds and paved path, private low maintenance rear in patio, outside light, storage.

Ground Rent £ 35.00 per annum.



Directions



Floor Plan

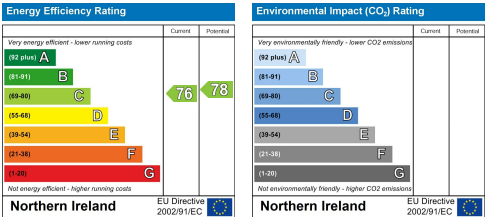


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Total Area: 64.5 m² ... 694 ft²
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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