



ULSTER PROPERTY SALES

UPS

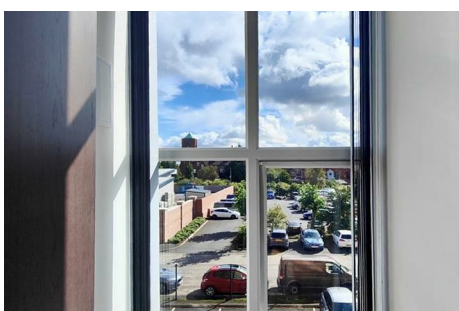
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



104 Edenderry Lofts 326 Crumlin Road , Belfast, BT14 7EN

Offers Around £159,950

Rare Opportunity To Purchase A Fantastic 2 Bedroom "New York" Loft Style Apartment Only Minutes From The Cathedral Quarter And City Centre Beyond.

Superb first floor "New York" loft style apartment in the historic Edenderry Mill Development. The double height ceilings and picture windows provide a light filled interior comprising 2 bedrooms, principal with en-suite, spacious open plan living/kitchen/dining benefitting from a recently installed luxury fitted kitchen and modern white bathroom suite. The property further benefits from gas central heating, double height double glazed picture windows, lifts to all floors, secure carparking. Stunning design and 24 hour security offers fabulous value only minutes from the City Centre. - Early viewing high recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

104 Edenderry Lofts 326 Crumlin Road , Belfast, BT14 7EN



- Fantastic First Floor Apartment
- Open Plan Living/Kitchen/Dining
- Gas Central Heating
- "New York" Style Living
- Recently Installed Luxury Fitted Kitchen
- Upvc Double Glazed Windows
- 2 Bedrooms, Principal With En-Suite
- Modern White Bathroom Suite
- Secure Car Parking, 24 Hour Security

Entrance Hall

Intercom entry, solid oak flooring.

Open Plan

Living/Kitchen/Dining

16'9" x 20'4" (5.11 x 6.22)

Picture windows, engineered timber flooring.

Kitchen Area

Composite sink unit, range of high and low level units, formica worktops, built-in under oven and ceramic hob, fridge/freezer space, integrated dishwasher, larder cupboards,

partly tiled walls, engineered timber flooring.

Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand shower, vanity unit, low flush wc, featured radiator, recessed lighting.

Bedroom

9'3" x 13'3" (2.82 x 4.06)

Double panelled radiator.

En-suite

Contemporary white bathroom suite comprising shower

cubicle, drench shower, vanity unit, low flush wc, partly tiled walls, featured radiator, recessed lighting.

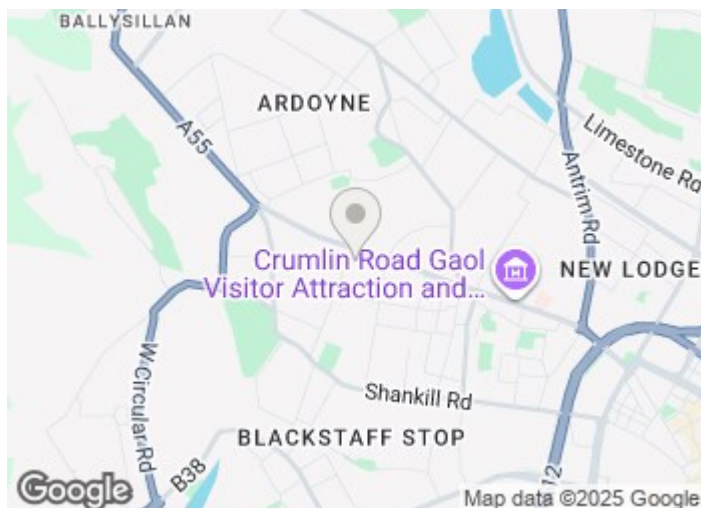
Bedroom

9'4" x 9'4" (2.87 x 2.87)

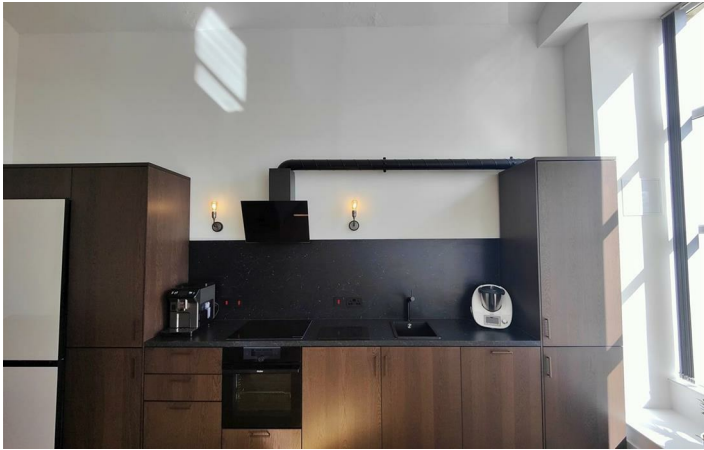
Engineered timber flooring, double panelled radiator.

Outside

Secure car parking with 24 hour security.



Directions



Floor Plan



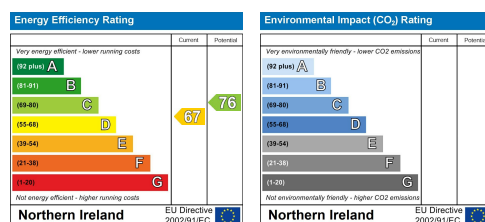
Apartment 104, 326 Crumlin Road, BELFAST, BT14 7EN



Total Area: 60.5 m² ... 652 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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