



8 Downview Manor , Belfast, BT15 4JL

Offers Around £205,000

Modern Constructed Spacious First Floor Apartment Set Within A Gated Community.

An impressive first floor apartment situated within one of the Antrim Roads most sought after gated developments. The spacious interior comprises 2 bedrooms, principal bedroom with en-suite shower room, lounge, feature picture window with open plan living to contemporary integrated kitchen and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, low outgoings, extensive use of ceramic and wood laminate flooring with elevator access from ground floor lobby. Affording far reaching views towards Belfast the property is conveniently positioned to public transport, excellent local cafes, Belfast Castle Grounds and Fortwilliam Golf Club all within walking distance. This is an opportunity not to be missed for those wishing to downsize or young professional couple starting off in life.

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			
		80	81
Northern Ireland		EU Directive 2002/91/EC	

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- Superb First Floor Apartment
- Contemporary Integrated Kitchen
- Upvc Double Glazed Windows
- Moments From Fortwilliam Golf Club
- Elevator Access To All Floors
- Modern White Bathroom
- Gas Central Heating
- 2 Bedrooms Spacious Lounge
- En-suite Shower Room
- Highly Regarded Gated Development

Communal Entrance Hall

Intercom entry, ceramic tiled floor.

Elevator Access

Access to all floors.

Entrance Hall

Intercom remote entry, wood laminate floor, storage cupboard, panelled radiator.

Lounge

23'7" x 12'11" (7.21 x 3.94)

Attractive stone fireplace, gas fire, wood laminate floor, recessed lighting, storage cupboard, concealed gas boiler, double panelled radiator.

Open Plan:

Kitchen

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and gas hob, stainless steel canopy extractor fan, integrated fridge/freezer, integrated dishwasher, plumbed for washing machine, partly tiled walls, ceramic tiled floor, under unit lighting, recessed lighting, double panelled radiator.

Bathroom

White suite comprising panelled bath, thermostatically controlled telephone hand shower, wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, panelled radiator.

Bedroom

14'1" x 10'0" (4.30 x 3.07)

Double panelled radiator.

En-Suite Shower Room

White suite comprising shower cubicle, partly pvc panelled walls, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, extractor, panelled radiator.

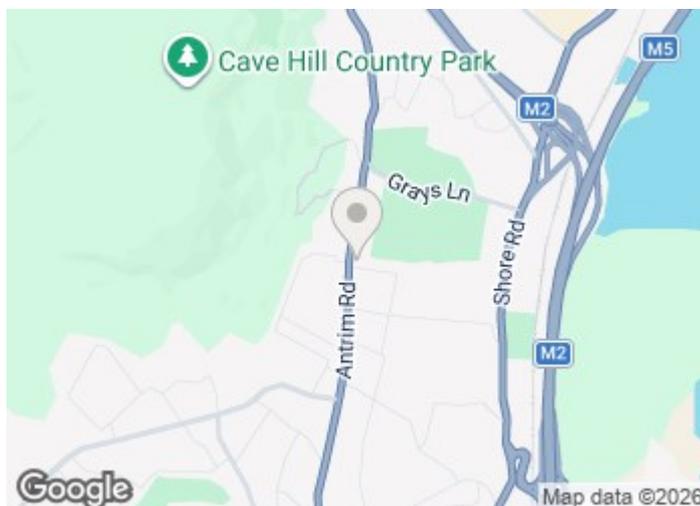
Bedroom

12'0" x 8'8" (3.66 x 2.65)

Panelled radiator.

Outside

Communal gardens in lawns and mature shrubs, car parking bays, gated entrance.



Directions



Floor Plan

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