

53C Sunningdale Gardens , Belfast, BT14 6SG

Offers Over £99,950

Spacious Ground Floor Apartment Within This Ever Popular Location

A fabulous opportunity to purchase a spacious ground floor apartment situated within this ever popular location. The well presented interior comprises communal entrance hall with intercom entry, 2 bedrooms, spacious lounge, separate modern fitted kitchen and modern white bathroom suite with walk-in shower. The dwelling further offers uPvc double glazed windows, gas central heating, low outgoings and has been maintained to an excellent standard in recent years. Ideally suited to the first time buyer, investor or downsizer alike with the many amenities of the Ballysillan Road just a stroll away - Early Viewing is highly 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		73	75
EU Directive 2002/91/EC			

53C Sunningdale Gardens

, Belfast, BT14 6SG



- Spacious Ground Floor Apartment
- White Bathroom Suite
- Low Outgoings
- 2 Bedrooms Lounge
- Gas Central Heating
- Most Convenient Location
- Separate Modern Fitted Kitchen
- Upvc Double Glazed Windows

Communal Entrance Hall

Entrance Hall

UPvc double glazed entrance door, panelled radiator, intercom entry system.

Lounge

15'11" x 11'6" (4.86 x 3.52)

Hole in wall fireplace, double panelled radiator, single panelled radiator.

Kitchen

12'0" x 7'4" (3.67 x 2.24)

Stainless steel single drainer stainless steel sink unit,

extensive range of high and low wood laminate floor, partly pvc level units, formica worktops, panelled walls, built-in free standing cooker, plumbed cupboard.

for washing machine, fridge/freezer space, double panelled radiator, wall mounted gas boiler, partly tiled walls.

Bathroom

Modern white suite comprising walk-in shower, thermostatically controlled telephone handset shower unit, pedestal wash hand basin, low flush wc, chrome radiator,

Bedroom

12'7" x 8'4" (3.85 x 2.55)

Double panelled radiator.

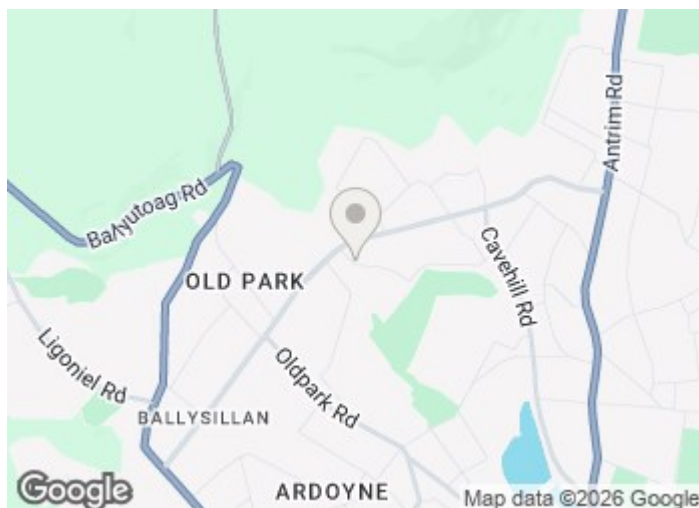
Bedroom

12'6" x 7'2" (3.83 x 2.20)

Built-in cupboard, panelled radiator.

Outside

Communal areas.

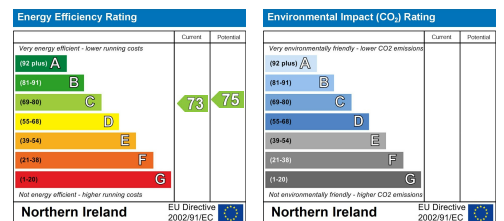


Directions



Floor Plan

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