

## 309 Edenderry Lofts 326 Crumlin Road , Belfast, BT14 7EN **Offers Over £164,950**

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

Superb third floor "New York" loft style apartment in the historic Edenderry Mill Development. The double height vaulted ceilings and picture windows provide a light filled interior comprising 2 bedrooms, principal with recently refurbished en-suite and bespoke built-in storage, spacious open plan living/kitchen/dining benefiting from an integrated kitchen with built in oven and hob, integrated fridge freezer, dish washer, washing machine and delightful views to Black Mountain and recently refurbished white bathroom suite. The property further benefits from gas central heating, low outgoings, double height double glazed picture windows, lifts to all floors, secure communal car parking. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 309 Edenderry Lofts 326 Crumlin Road , Belfast, BT14 7EN



- Stunning Third Floor Apartment
- "New York" Loft Style Living
- 2 Bedrooms Principal With Recently Refurbished En-Suite
- Open Plan Living/Kitchen/Dining
- Contemporary Integrated Fitted Kitchen
- Vaulted Ceilings Picture Windows
- Recently Refurbished Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Secure Car Parking Minutes From City Centre

## Commual Entrance Hall

Intercom entry, ceramic tiled floor.

## Entrance Hall

Intercom access, wooden flooring, double panelled radiator.

## Open Plan Living/Kitchen/Dining

19'2" x 17'11" (5.85 x 5.48)

Wooden flooring, double height double glazed picture windows, double panelled radiator.

## Kitchen Area

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel extractor, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, tall larder cupboard, partly tiled walls, wooden flooring, double panelled radiator.

## Bathroom

Recently refurbished white bathroom suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush wc, pvc panelled walls, recessed lighting, extractor, high output radiator, recessed lighting.

## Bedroom

10'11" x 8'10" (3.35 x 2.71)

Built-in cupboard, wooden flooring, double panelled radiator.

## Bedroom

11'8" x 10'8" (3.56 x 3.27)

Wooden flooring, bespoke bed surround storage, double panelled radiator.

## En-suite

Recently installed contemporary white bathroom suite comprising shower

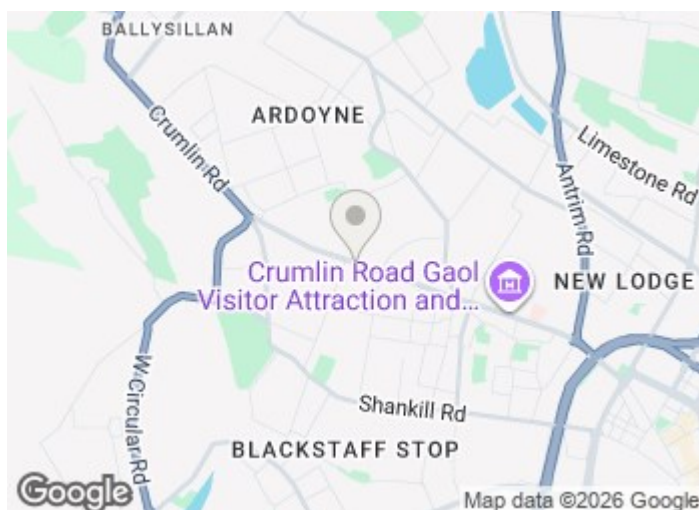
cubicle, telephone handset shower, pedestal wash hand basin, low flush wc, pvc panelled walls, chrome radiator, extractor fan, recessed lighting.

## Outside

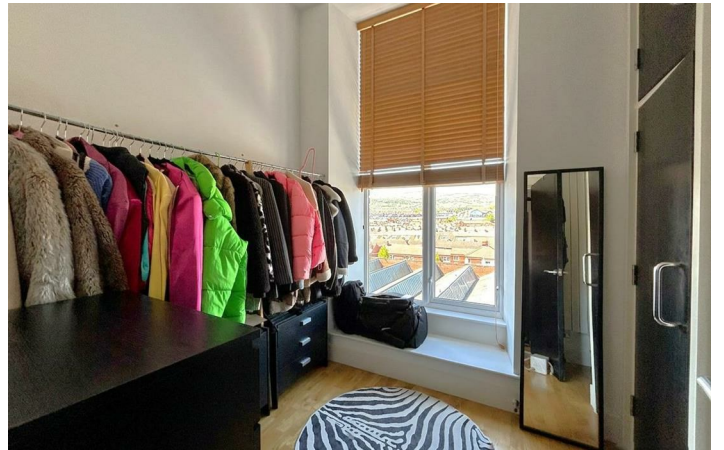
Secure communal car parking with 24 hour security.

Approx. Management Fees £1,680 per annum.

Oak Property Management.

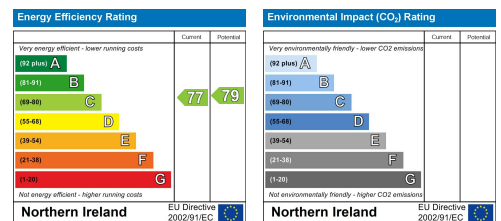


## Directions



# Floor Plan

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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