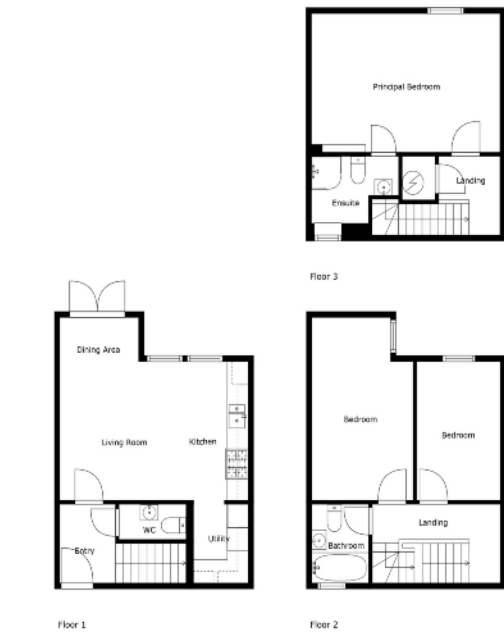


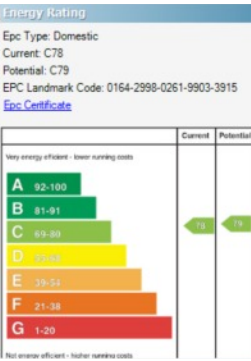
Management company
CSM
Service Charge
£762.28 every 6 months
Ground Rent
£150 per annum

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Sizes And Dimensions Are Approximate, Actual May Vary.



Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



This spacious three storey townhouse occupies a convenient location, a short walk from the thriving Lisburn Road and well positioned for the city centre bound commuter via the Lisburn Road and similarly Adelaide train halt.

The property is well presented throughout comprising a spacious living room, open plan to a modern fitted kitchen and utility area. Upstairs has three double bedrooms; Principal benefiting from ensuite shower room to compliment the main bathroom suite.

Additional features include downstairs WC, privately enclosed rear yard, gas heating, double glazing throughout and secure gated carparking.

Recent sales in this development have proven popular therefore early viewing is highly recommended.

Offers Over
£184,950

24 Ashley Courtyard,
1A Fane Street,
BELFAST,
BT9 7JS

Viewing by
appointment with
& through agent
028 9066 3030

24 Ashley Courtyard,
1A Fane Street,
BELFAST,
BT9 7JS

- Excellent town house in a popular and sought after development, just off the Lisburn Road
- Bright living room, open plan to spacious kitchen/dining area
- Downstairs WC
- First floor bathroom suite
- Three well proportioned bedrooms; Principal with ensuite shower room
- Gas heating/ Double glazing throughout
- Secure gated car parking
- Ideal for a range of buyers, Early viewing is highly recommended

Location:

Leaving Belfast on the Lisburn Road turn right after the City Hospital onto Ulsterville Avenue and at the bottom turn left onto Fane Street. Ashley Courtyard is just after the Primary School.

The Property Comprises:

Ground Floor

HALLWAY: Hardwood front door, laminate wood strip flooring.
LIVING ROOM: 18' 0" x 15' 5" (5.49m x 4.7m) (at widest points) Laminate wood strip flooring, double doors onto rear yard. Open plan to:

KITCHEN: Range of high and low level units, built in oven, gas hob and extractor fan, stainless steel sink with mixer tap, laminate worksurfaces, tiled splash back, boiler cupboard.

UTILITY AREA: Range of high and low level units, plumbed for washing machine, laminate work surfaces, ceramic floor tiling,
DOWNSTAIRS W.C.: Low flush WC, wash hand basin, ceramic floor tiling, extractor fan.

First Floor

LANDING: Carpeted.

BATHROOM: Low flush WC, wash hand basin, bath with overhead shower, cermic floor tiling, part tiled walls, extractor.

BEDROOM (2): 15' 5" x 9' 6" (4.7m x 2.9m) Laminate wood strip flooring.

BEDROOM (3): 11' 10" x 7' 9" (3.61m x 2.36m) Laminate wood strip flooring.

Second Floor

PRINCIPAL BEDROOM: 18' 0" x 11' 2" (5.49m x 3.4m) Carpeted.

ENSUITE SHOWER ROOM: Low flush WC, wash hand basin, walk in corner shower cubicle, chrome heated towel rail, ceramic floor tiling, part tiled walls.

Outside

Enclosed paved rear yard. Secure underground carparking.

