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A superb purpose built apartment providing spacious well appointed accommodation and a private rear garden with attractive elevated views, finished to a high specification throughout.

The bright and generous interior is well presented and offers two car parking spaces. Situated in a highly convenient location close to Forestside shopping centre, the Ormeau road and Stranmillis village.

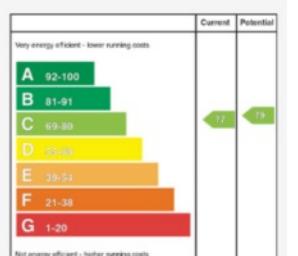
This property is sure to appeal to a wide range of purchasers, early inspection is advised.

**Offers Over  
£149,950**

Apt 2, 21 Annadale  
Green,  
BELFAST,  
BT7 3DQ

**Viewing by  
appointment with  
& through agent  
028 9066 3030**

**Energy Rating**  
 Epc Type: Domestic  
 Current: C77  
 Potential: C79  
 EPC Landmark Code: 9371-0325-7760-2062-8922  
**Epc Certificate**



Apt 2, 21 Annadale Green,  
BELFAST,  
BT7 3DQ

## Property Features

- Modern purpose built first floor apartment
- Spacious modern fully fitted kitchen open to ample living space with access to balcony
- Good sized double bedroom with built in wardrobe and access to rear garden
- Bathroom with white suite
- Private rear garden laid in lawns with paved patio area and elevated views across to Stranmillis
- Private car parking for two cars

## Location:

Heading into the city on Annadale embankment prior to Governor's Bridge turn right into Annadale village.

## Property Comprises

uPVC front door with stairs to first floor.

### First Floor

ENTRANCE HALL: Ceramic tiled floor, low voltage spotlight.

KITCHEN/LVNG/DINING AREA: 22' 7" x 13' 1" (6.88m x 3.99m)

Modern fully fitted kitchen with range of high and low level units, laminate worksurfaces, built in oven, 4 ring gas hob with extractor fan above, part tiled walls, stainless steel single drainer sink 1.5 sink unit with mixer tap, plumbed for washing machine, built in breakfast bar, ceramic tiled floor, pvc double glazed french doors to balcony with mature outlook, dual aspect windows, open to ample living space.

BEDROOM (1): 11' 2" x 8' 10" (3.4m x 2.69m) Ceramic tiled floor, uPVC double glazed access door to garden, built in mirror fronted sliding robes.

SHOWER ROOM: White suite comprising lowflush WC, floating wash hand basin with chrome mixer tap, built in shower cubicle with chrome overhead shower unit with additional attachment, tiled splashback, ceramic tiled floor, extractor fan.

LANDING: Built in cupboard with built in gas fired boiler (boiler approximately 3 years old).

### Outside

Two allocated car parking spaces, enclosed rear garden laid in lawns with extensive paved patio area and elevated views and excellent degree of privacy, outdoor tap, outdoor sockets, area ideal for outdoor entertaining, garden shed.

