

Soho Foundry is a collection of new build turn key 1 & 2 bedroom city centre apartments that offer the very best in convenient, modern living. The new Ulster University Campus at York Street in this quarter of the city is now rated as the best in Ireland, and is within a short 5 minute walk. Everything that this vibrant part of the city has to offer is within a few minutes walk - the restaurants and bars of Cathedral Quarter, Belfast's nightlife hub, shopping and entertainment at Castle Court and Victoria Square, live entertainment at The Grand Opera House and SSE Arena and the new Grand Central Station for reaching all parts north and south

Townsend Street's industrial development in the 1800s was instrumental in making "Boomtown Belfast" - the largest city in Ireland at the start of the 1900s. The Soho Foundry on Townsend Street developed and fabricated the largest steam turbine in Ireland, and was innovative in the implementation of allowing power to be generated from weak flowing rivers, and paved the way for the significant expansion of Belfast's industrial footprint. The owner of the foundry was Robert Shipboy McAdam - a remarkable Presbyterian industrialist and Gaelic Scholar who worked tirelessly as a bridge between Belfast's cultures, faiths and communities. He recruited a workforce from both communities based on merit alone and left a profound mark on Belfast's social and cultural history.

**Asking Price**  
**£164,950**

Apt 6, 2 Dayton Street,  
Belfast ,  
B13 2BX

Viewing by  
appointment  
through agent  
028 9066 3030

Energy Rating	
Epc Type: Domestic	
Current: B88	
Potential: B88	
EPC Landmark Code: 0390-3510-3110-2395-8015	
<a href="#">Epc Certificate</a>	
Very energy efficient - lower running costs	Current Potential
A 92-100	
B 81-91	← B88 ← B88
C 69-80	
D 55-68	
E 39-54	
F 21-38	
G 1-20	

- PLEASE NOTE: IMAGES SHOW VIRTUAL FURNITURE
- Includes Balcony
- SPECIFICATION
- Highly efficient A Rated gas combi boiler
- Ember app-controlled heating system with digital thermostats (SMART compatibility)
- Audio intercom communication via keypad at main communal door of each apartment block
- "Ring" Video Door bells (as applicable on ground floor apts)
- INTERIOR
- Painted modern panel internal doors with chrome door furniture
- Contemporary skirting boards and architraves
- Extensive electrical specification to include pre-wire for BT fibre ultra fast broadband speed of up to 1000 Mps
- Internal walls, ceilings and woodwork painted in neutral colours
- Comprehensive range of electrical fittings to include light fittings and electrical sockets throughout (x1 double socket with USB port to kitchen and all bedrooms)
- TV and data point in living area and bedroom 1
- Recessed downlights in kitchen (where applicable)
- Mains operated smoke, heat and carbon monoxide detectors
- FLOORING / TILING
- High quality Elka LVT flooring throughout living room, kitchen and bedrooms
- Tiling to bathroom
- Quality floor tiles to bathrooms
- Full height quality wall tiles to feature areas in shower enclosures
- Luxury tiling to communal entrance areas
- KITCHEN
- Quality kitchen doors, worktop finishes and handles
- Soft close doors and drawers
- Upstand and cooker splashback
- Integrated appliances to include electric oven, hob, extractor fan and fridge freezer
- Contemporary LED underlighting to kitchen wall units
- Four zone induction hob, integrated canopy extractor
- Integrated fridge/freezer, dishwasher (optional) and washer/dryer
- BATHROOM & SHOWER ROOM
- High quality contemporary white sanitary ware with contemporary chrome taps and fittings
- Thermostatically controlled bath/shower mixer and screen
- Clicker waste system in wash hand basin
- Ceramic tiled floor and partial wall tiling fitted from a superior range
- Heated chrome towel rail in the bathroom
- Low profile shower tray and toughened glass door and panels
- Thermostatic rain drench shower head
- Feature mirror with mood lighting
- EXTERNAL
- Traditional cavity wall construction with quality red clay brick
- Large walkout balconies and Juliette balconies on upper levels of selected apartments
- Feature lighting to communal hallway, entrance doors and balconies
- Energy efficient uPVC double glazed windows
- Feature paving and bitmac paths
- External communal water taps
- Secured landscaped gardens with decorative communal seating areas
- Separate secure parking is available on request. Please refer to the selling agent for further information
- WARRANTY
- 10 year ICW structural warranty
- 2 year manufacturer warranty for boiler
- 2 year manufacturer warranty for appliances
- \*\*Please Note: Images are for illustration purposes only and show a selection of apartments in Soho Foundry

The Property Comprises:

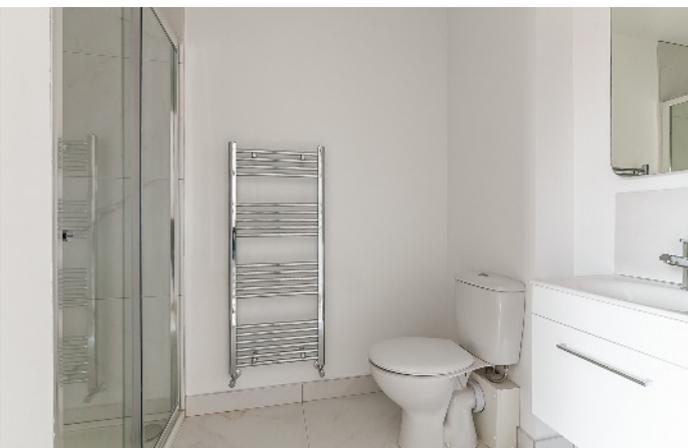
Second Floor

KITCHEN/LIVING/DINING: 21' 7" x 14' 9" (6.58m x 4.5m)

BEDROOM: 12' 6" x 9' 3" (3.81m x 2.82m)

SHOWER ROOM: 8' 4" x 5' 1" (2.54m x 1.55m)

BALCONY:

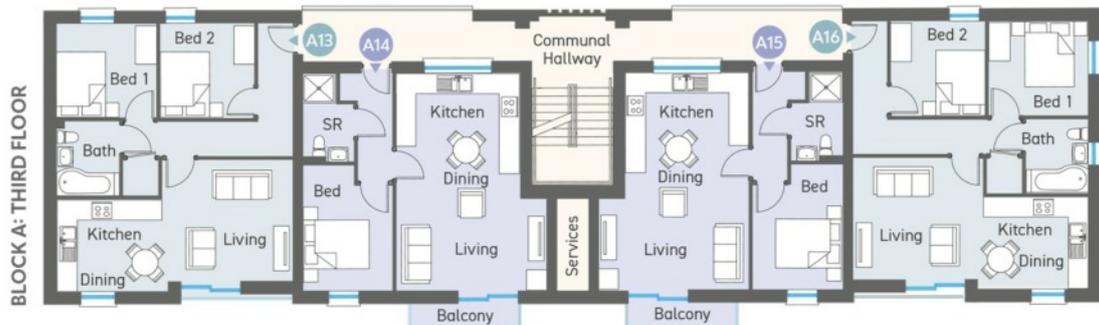
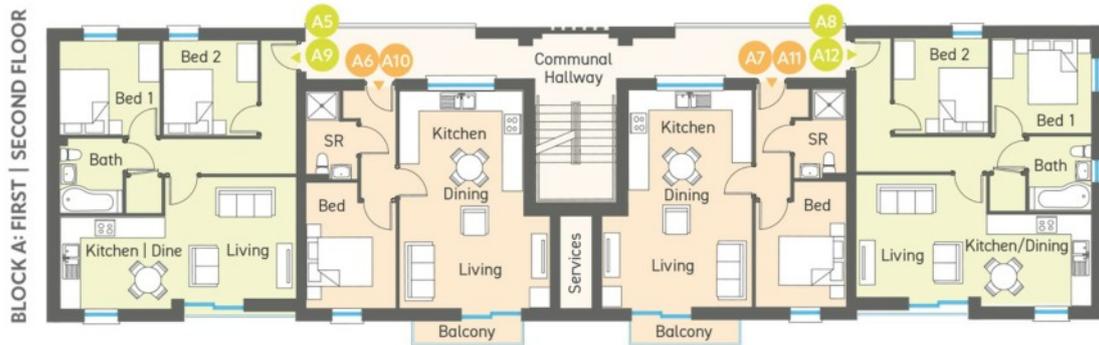
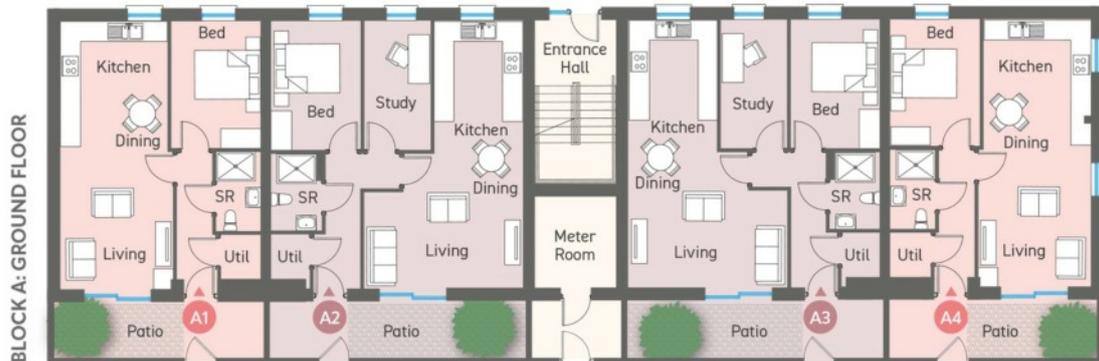


Location:

Townsend Street, Belfast

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)



Floor plans are not to scale

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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