

2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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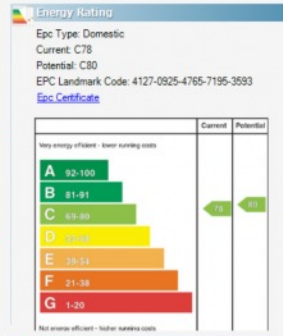
An excellent penthouse duplex apartment in a secure and popular development off Rugby Road in South Belfast. Ideally positioned for those seeking a self-contained city house within walking distance of Queen's University and the City Centre. This fine property is complemented by its proximity to Botanic Gardens park area and the River Lagan.

The well-proportioned accommodation comprises an entrance hall, a spacious living room, dining area and open plan kitchen area with an extensive range of built-in kitchen units with integrated appliances. The apartment benefits from a first floor mezzanine level ideal for an office or second living area. Two good sized bedrooms, the principal bedroom benefits from an ensuite shower room, and a main bathroom are in turn complemented by PVC framed windows, Phoenix Gas central heating, secure entrance gates and a convenience that will have wide ranging appeal.

Offers Over
£179,950

11 Rugby Square,
BELFAST,
BT7 1PY

Viewing by
appointment with
& through agent
028 9066 3030



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BELFAST,
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Property Features

- Superb Penthouse Duplex Apartment in Secure Gated Development off Rugby Road
- Spacious Living Room, Dining room, Dining Area Open to Modern Kitchen
- Additional Living Area on Mezzanine Level
- Modern Fitted Kitchen with Range of Built-in Units
- Two Well Proportioned Bedrooms, Principal Bedroom with Ensuite Shower Room
- Main Bathroom
- Secure Gated Development with Parking
- Phoenix Gas Central Heating
- Double Glazed Windows
- Convenient Location Close to Queens University

Location:

Rugby Road from Agincourt Avenue take first on right into Rugby Parade, continue to end.

Property Comprises

Ground Floor

Solid wood front door to . . .

COMMUNAL RECEPTION HALL: Stairs to . . .

Second Floor

Solid wood door to . . .

RECEPTION HALL: Access to storage cupboard, access to roofspace, ceramic tiled floor.

KITCHEN/LIVING/DINING: 20' 5" x 16' 4" (6.22m x 4.98m) (at widest points). Fitted kitchen with range of high and low level units, four ring gas hob, stainless steel extractor hood, stainless steel sink unit with drainer, integrated fridge freezer, electric oven, tiled splashback, ceramic tiled floor. Open plan to double height vaulted dining/living area with laminate wood effect floor. Stairs to . . .

Third Floor

MEZZANINE: 11' 3" x 10' 2" (3.43m x 3.1m) Open plan to below, laminate wood effect floor.

BEDROOM (1): 12' 5" x 11' 7" (3.78m x 3.53m) Laminate wood effect floor. Door to . . .

ENSUITE SHOWER ROOM: White suite comprising fully tiled shower cubicle, low flush wc, pedestal wash hand basin, tiled splashback, ceramic tiled floor.

BEDROOM (2): 15' 7" x 8' 3" (4.75m x 2.51m) Laminate wood effect floor.

BATHROOM: White suite comprising panelled bath with shower over, low flush wc, vanity unit with wash hand basin, part tiled walls, ceramic tiled floor.

