



Recently constructed in 2022, this delightful ground floor apartment occupies a prime position to the rear of the development. With a mature and quite outlook along with its own front door, this property would be ideal for the downsizers and first-time buyers alike.

Comprising, open plan kitchen, living and dining area. Two bedrooms, principle with ensuite and a main family bathroom, the accommodation on offer is excellent. Communal gardens and parking occupy the external areas.

Conveniently set back off the Upper Newtownards Road, well known for its convenience to Ballyhackamore and Belmonts excellent shops and restaurants, recreational amenities, local schools and within easy commuting of Belfast City Centre we expect high demand for this fine apartment.

Offers Over  
£275,000

149G Upper  
Newtownards Road,  
BELFAST,  
BT4 3HX

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Ground floor apartment in Ebrington Hall development, constructed in 2022
- Own front door
- Immaculate presentation throughout
- Two double bedrooms, Principle with ensuite
- Modern kitchen with range of integrated appliances, open to:
- Living and dining areas
- Main family bathroom suite
- GFCH / Double glazing throughout
- Residents and visitor parking
- Walking distance to Ballyhackamore & Belmont Villages
- Gilder stop close by for Belfast City Centre & Dundonald



The Property Comprises:

### Ground Floor

Composite front door to:

LIVING/DINING AREA: 23' 0" x 15' 11"

(7.01m x 4.85m) Marble effect tiled flooring, large storage cupboard. Open plan to:

KITCHEN: Modern range of high and low level units, one and a half bowl stainless steel sink unit with chrome mixer taps, underbench oven, four ring hob. Extractor fan. Integrated fridge/freezer, integrated dishwasher, integrated washing machine. Housing for combi boiler, plinth lighting. Under counter lighting, tiled splashback.

HALLWAY: Storage cupboard with electric meter. Marble tiling.



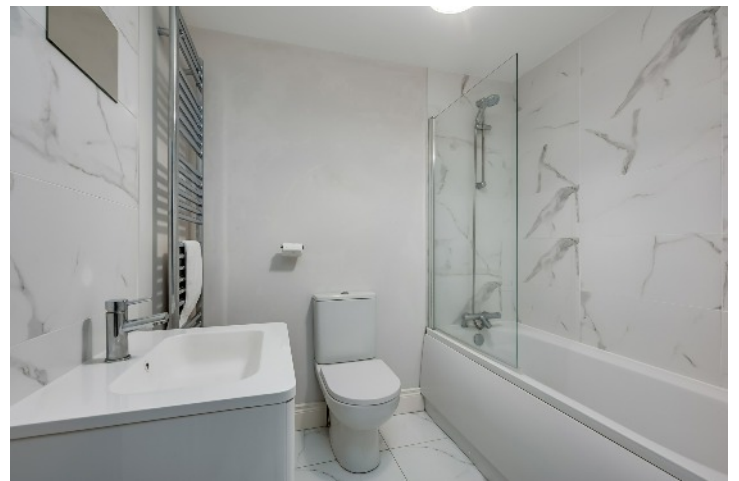


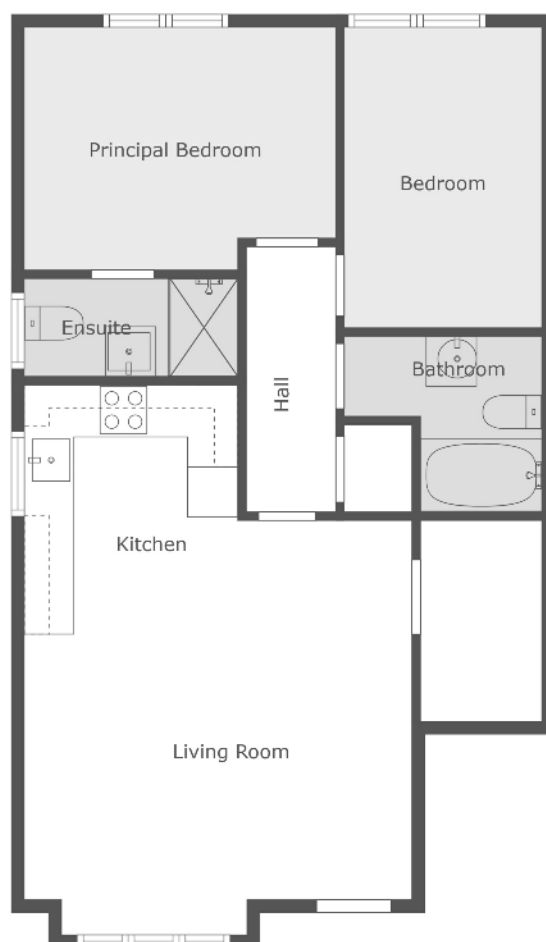
BATHROOM: White suite comprising dual flush wc, panelled bath with shower over and glass screen. Vanity unit with ceramic sink. Tiled splashback. Chrome heated towel rail, part tiled walls, tiled floor.

BEDROOM (1): 12' 03" x 10' 01" (3.73m x 3.07m) Mature outlook. Door to:

ENSUITE SHOWER ROOM: White suite comprising dual flush wc, vanity unit with ceramic sink. Chrome heated towel rail, shower cubicle with thermostatic shower, tiled splashback, tiled floor.

BEDROOM (2): 12' 02" x 7' 11" (3.71m x 2.41m) Mature outlook.





## Location:

Travelling along the Upper Newtownards road, in the direction of Ballyhackamore, 149 is located on the right hand side opposite Clonlee Drive. 149G is located towards the back of the development.

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

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

## Management company:

AMPM.

Management Fee: £651.18  
per annum

## Energy Rating

Epc Type: Domestic

Current: B83

Potential: B83

EPC Landmark Code: 6737-9237-1000-0927-5292

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91	83	83
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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