



Leathem Square is a highly regarded development of apartments & townhouses, which enjoys a convenient location adjacent to the Comber Greenway. Located on the ground floor, Number 89b offers bright and well-proportioned accommodation with pleasing aspects. Briefly comprising hallway, living room, separate kitchen, two double bedrooms both with built in robes plus modern shower room. Further enhanced by allocated parking, additional visitor parking plus communal garden.

The location offers ease of access to Belfast making it ideal for commuters. Also within close proximity to various facilities and amenities including the Ulster hospital, East Point Entertainment Village plus various shops and cafes along the Comber Road. We are confident this apartment will appeal to a range of prospective purchaser – from first time buyers to investors and downsizers alike.

**Offers Over
£149,500**

89B Leathem Square,
Dundonald,
BT16 2QL

Viewing by
appointment with
& through agent
028 9065 0000

- Bright & spacious ground floor apartment
- Airy communal reception leading to:
- Entrance hall leading to Hallway
- Living Room
- Separate Modern kitchen with integrated appliances
- Two double bedrooms - both with built in robes
- Good sized shower room
- Gas fired central heating
- uPVC double glazed windows
- Allocated parking space plus visitor parking
- Communal garden to rear
- Highly convenient and sought after development
- Ideally placed for those wishing to commute to Belfast
- Within close proximity to the Ulster Hospital, East Point Entertainment Village plus various shops

The Property Comprises:

Ground Floor

Front door with intercom system to communal reception hall.

Hardwood front door.

ENTRANCE HALL: Electricity board, oak effect laminate wood floor. Door to . . .

HALLWAY: Oak effect laminate wood floor, Videx phone.

BOILER CUPBOARD: Worcester gas fired boiler.

LIVING ROOM: 14' 1" x 11' 2" (4.3m x 3.4m)

Overlooking front, oak effect laminate wooden floor, wall mounted electric fire.

Door to . . .

KITCHEN: 8' 2" x 7' 10" (2.5m x 2.4m) Shaker style kitchen with range of high and low level units, stainless steel 1.5 bowl sink unit with drainer and mixer taps, laminate worktops, built-in cooker with 4 ring gas hob, stainless steel extractor fan and electric oven, built-in fridge freezer, plumbed for washing machine, tiled splash back, concealed lighting, ceramic tiled floor.



BEDROOM (1): 11' 6" x 10' 6" (3.5m x 3.2m)

Oak effect laminate wood floor, range of built-in robes with cupboard above, T.V. point, overlooking communal garden.

BEDROOM (2): 10' 8" x 10' 1" (3.25m x 3.07m)

Oak effect laminate wood floor.

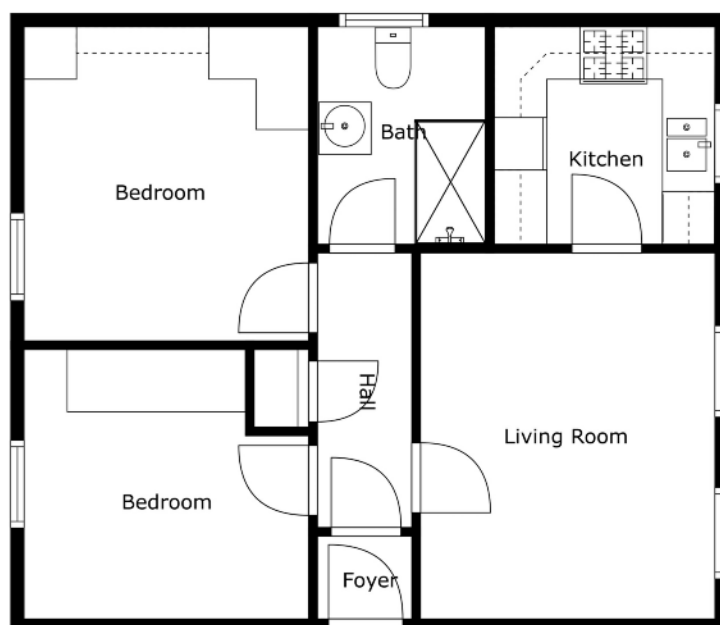
SHOWER ROOM: Shower enclosure with rainhead and telephone hand shower, wash hand basin with mixer taps and low level cupboards, low flush wc, heated towel rail, panelled walls, vinyl tiled floor, low voltage spotlights.

Outside

Allocated parking space plus visitor parking.

Communal garden to rear.





Sizes And Dimensions Are Approximate. Actual May Vary.

Management company: Charterhouse.

Management Fee: £161.79 per quarter.

Location:

East Link Road runs between the Old Dundonald Road (end of Kings Road after Ice Bowl) and the Comber Road. No 89b is located within the last block on the left as you drive through 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

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.

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.

