



Immaculately presented throughout, this superb first floor, duplex apartment sits right in the heart of Ballyhackamore. The accommodation on offer is extremely spacious, flexible and bright throughout giving buyers plenty of capacity for all.

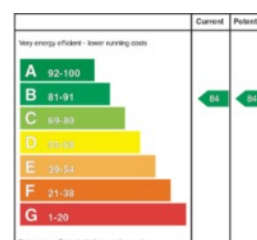
The property briefly comprises: welcoming entrance hall, modern kitchen to living and dining area, bedroom and main family bathroom on first floor, the second floor consists of principal bedroom with ensuite, third bedroom and large walk-in storage.

With its fantastic location, a short stroll from an excellent array of restaurants, cafes and bars, this property will have strong appeal to a range of buyers looking for a property in the heart of the action. Excellent transport links for Belfast city centre are near at hand with gilder stop facing directly across from the entrance to the property.

Offers Over
£245,000

Apartment 1,
322 Upper
Newtownards Road,
Belfast,
BT4 3EX

Viewing by
appointment with
& through agent
028 9065 0000





- Stunning duplex first floor apartment of c.1,235 sq ft
- Located in the heart of Ballyhackamore Village
- Excellent, spacious accommodation throughout
- Three double bedrooms, principal with ensuite
- Modern kitchen with appliances, open to:
- Bright and spacious living & dining areas
- Main family bathroom suite
- Plenty of storage throughout
- GFCH / double glazing throughout
- Amenities in Ballyhackamore & Belmont on your doorstep
- Gilder stop for Belfast City Centre & Dundonald close by

The Property Comprises:

Secure glazed front door to...

Communal entrance hall:

Tiled flooring.

First Floor

ENTRANCE HALL: Storage cupboard.



KITCHEN/LIVING/DINING: 20' 6" x 15' 7" (6.26m x 4.74m) Range of modern high and low level units, work surfaces, stainless steel sink unit with mixer tap, underbench oven, 4 ring electric hob with extractor above, integrated washing machine, integrated fridge/freezer, tiled splashback, tiled flooring, spotlights, open to living and dining space.



BEDROOM (1): 16' 2" x 11' 7" (4.94m x 3.53m) Skylight window.



BATHROOM: White suite comprising dual flush WC, pedestal wash hand basin with mixer tap, tiled splashback, wall mounted mirror, panelled bath with mixer tap and shower head, glass screen, part tiled walls, tiled flooring.



LANDING: Large walk in storage cupboard.



PRINCIPAL BEDROOM: 20' 6" x 12' 0" (6.26m x 3.66m) Dual aspect windows, door to large built in wardrobe.



ENSUITE: White suite comprising dual flush WC, floating wash hand basin with mixer tap, splashback, wall mounted mirror, shower cubicle with thermostatic shower.



BEDROOM (3): 9' 12" x 8' 0" (3.04m x 2.45m) Skylight window.



Management company

McKibbin Commercial: Service Charge: £1,200 per annum approximately.

Location:

From City Centre, head towards Ballyhackamore Village. Number 322 is facing Little Wing Pizzeria.



Sizes And Dimensions Are Approximate. Actual May Vary.

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