



Located just off Belfast's Outer Ring within a block of only five units, this superb duplex apartment is well presented throughout.

Natural light floods into the well-proportioned and notably spacious interior with double height, floor-to-ceiling windows to the front. Both bedrooms are doubles and the principal benefits from an ensuite shower room. Externally there is parking to the rear with a path from here to your own back door.

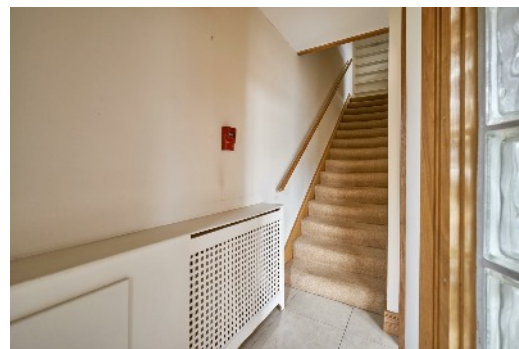
Positioned adjacent to the outer ring, this convenient and popular location enables ease of access Belfast and beyond. It is only upon internal inspection that one can fully appreciate the numerous qualities of this superb apartment.

Offers Around
£179,950

Apt 2,
67a Ballygowan Road,
Belfast,
BT5 7LJ

Viewing by
appointment
through agent
028 9042 4747

- Bright, spacious & well-presented duplex apartment
- Own front and back doors
- Living room open plan to dining area
- Double height, floor to ceiling window to front
- Modern kitchen with range of integrated Smeg appliances
- Two double bedrooms
- Principal bedroom with balcony & ensuite
- Bathroom with white suite
- Gas fired central heating
- Double glazed windows
- Resident and visitor car parking
- Well-tended communal gardens with sitting area at back door
- Approx 2.7 miles to Belfast City Centre
- Conveniently located adjacent to the Outer Ring, offering ease of access to Belfast & beyond



The Property Comprises:

Ground Floor

uPVC double glazed front door with glazed panel.

HALLWAY: Ceramic tiled floor, feature glass bricks.

Recessed low voltage spotlights. Door to:

LIVING / ROOM 25' 12" x 12' 2" (7.92m x 3.71m)

Dining area with floor-to ceiling windows. Wired for wall mounted TV. Under stairs storage cupboard.

Door with glazed panels and side lights to:

KITCHEN: 15' 8" x 9' 9" (4.78m x 2.97m) Modern

kitchen with range of high and low level units including

frosted glass cabinets & breakfast bar, Single drainer

stainless steel sink unit, Integrated appliances

including Smeg 4 ring gas hob and matching under

bench electric oven. Smeg stainless steel canopy

with extractor fan, Smeg dishwasher, Plumbed for

washing machine, Smeg fridge and freezer. Ceramic

tilled floor, Part tiled walls. Recessed low voltage

spotlights, Baxi Phoenix natural gas boiler. Door to

side leading to communal gardens and parking areas.



First Floor

LANDING: Built-in storage cupboard with Dimplex water tank. Shelving. Recessed chrome low voltage spotlights.

BEDROOM (1): 16' 5" x 16' 1" (5.0m x 4.9m) (at widest points). Mezzanine balcony overlooking dining area.

Recessed low voltage spotlights. Door to balcony.

ENSUITE SHOWER ROOM: Comprising corner shower cubicle with Bristan shower unit, Low flush wc, Pedestal wash hand basin, Ceramic tiled floor, Part tiled walls, Extractor fan.

BEDROOM (2): 10' 0" x 8' 12" (3.05m x 2.74m)

BATHROOM: White suite comprising panelled bath with shower over and screen, Pedestal wash hand basin, Low flush wc, Ceramic tiled floor, Part tiled walls, Extractor fan.

Outside

Communal gardens to front, side and rear with feature lighting. Paths with flowerbeds, plants and shrubs.

Car parking for residents and visitors. Enclosed bin storage area.

MANAGEMENT FEES: £800 per year to include window cleaning, gardening, external lighting and buildings insurance.

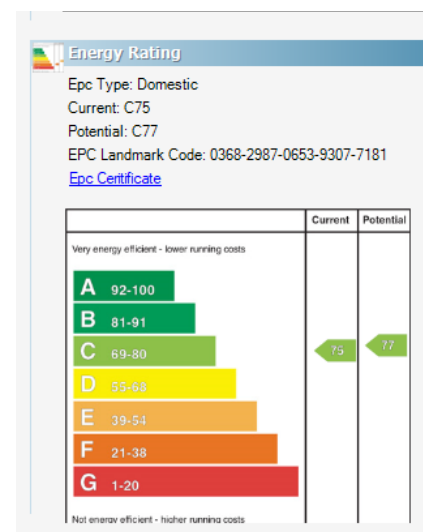


Location:

Travelling along the Outer Ring from Knock/Ballyhackamore towards Forestside, turn left at Castlereagh Road/Domino's Pizza junction onto Ballygowan Road. No. 67a is on right hand side opposite Glen Road (traffic lights) and before Church Road.



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



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