

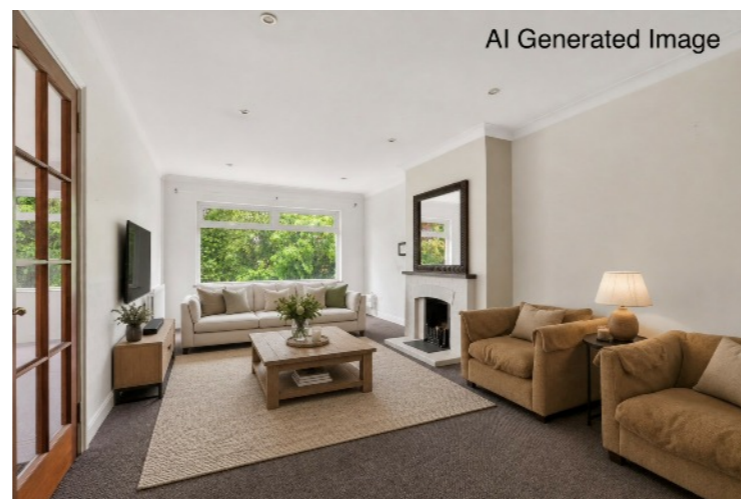
Management company

Management fee approximately £100 per quarter to include window cleaning, some gardening, and general maintenance of communal areas.

Building insurance approximately £350 per annum.

TEMPLETON
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Templeton Robinson are delighted to bring to market this spacious and bright first floor apartment. A point to note from the outset is the strong Community spirit associated with Wynfield Court Apartments.

The accommodation briefly comprises a large lounge with outlook to attractive patio garden to the rear, separate kitchen, two double bedrooms, good sized bathroom plus further shower room with shower cubicle.

Conveniently located within walking distance of local shops and amenities, Ballyhackamore Village and with the main arterial routes literally on your doorstep, this first floor apartment will appeal to a wide range of purchasers.

The property also benefits from a parking area to the front with communal gardens. We recommend booking an early viewing to appreciate all this apartment has to offer and especially its fabulous location.

Offers Around
£159,950

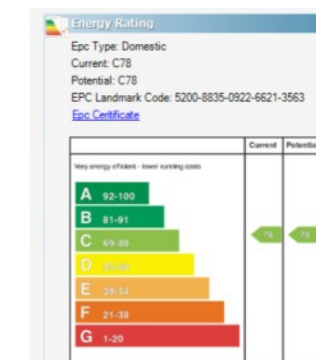
6 Wynfield Court,
133 Upper Newtownards
Road,
BELFAST, BT5 5NS

Viewing by
appointment with
& through agent
028 9042 4747

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

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.



6 Wynfield Court,
133 Upper Newtownards Road,
BELFAST,
BT5 5NS

Property Features

Superb First Floor Apartment with Private Front Door Access

Stairs Leading to Large Hall

Lounge with Dining Area

Separate Kitchen

Large Bathroom with Cream Suite

Two Double Bedrooms

Separate Shower room with Walk-in Shower Cubicle.
Access to Roofspace

Gas Fired Central Heating

Communal Garden to Front with Mature Planting

Residents' Parking Area to Front

Within a Few Minutes' Walking Distance to Ballyhackamore
Village, Tesco and M&S Simply Food etc

Easy Access to Bus Network and the Glider

Location:

Travelling from Ballyhackamore along the Upper Newtownards Road towards Belfast City Centre. Wynfield Court is on the left hand side just after the North Road traffic lights. No. 6 is to the rear.

Property Comprises

Entrance

Front door leading to stairs to First Floor.

HALLWAY: From hall double doors to . . .

First Floor

LIVING ROOM: 22' 10" x 11' 0" (6.96m x 3.35m) Fireplace.

BATHROOM: Cream bathroom suite comprising panelled bath with mixer tap, thermostatic shower, pedestal wash hand basin, low flush WC,

Built-in cupboard with Gas Fired Boiler.

BEDROOM (1): 15' 0" x 10' 0" (4.57m x 3.05m)

SHOWER ROOM: Walk-in shower cubicle with Mira shower.

BEDROOM (2): 10' 11" x 9' 0" (3.33m x 2.74m)

KITCHEN: 11' 0" x 9' 0" (3.35m x 2.74m) Fully fitted kitchen with excellent range of high and low level units, laminate work surfaces, ceramic sink unit with mixer tap, Indesit washing machine, cooker / over, fridge freezer, ceramic tiled floor, space for dining table.

Outside

Communal garden to front with lawned area and tarmac parking area.

Screened bin storage area.

