

simon**BRIEN**
RESIDENTIAL

31 Danesfort,
Belfast, BT9 5QL



Offers Over £205,000

Telephone 02890 668888
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KEY FEATURES

- Well Presented Two Bedroom Second Floor Apartment Located in the Sought After Danesfort Development
- Ideally Positioned just off the Malone Road in South Belfast
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Doorstep Convenience to Main Arterial Bus Routes
- Close to Excellent Schools, Parks, Queens University, Belfast City Airport and the City Hospital
- Walking Distance to Cranmore Park and Stranmillis Village
- Two Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Modern Fitted Bathroom with White Suite
- Fantastic Kitchen Living Dining Room with Ample Space for Casual Dining
- Fitted Kitchen with Range of High and Low Level Units
- Allocated Car Parking and Ample Additional Visitor Parking
- Lift Access to All Floors
- Management Fee Approximately £70 Per Month
- Gas Fired Central Heating
- Double Glazing Throughout
- Low Maintenance Living
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional and Investor Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this well proportioned two-bedroom second floor apartment positioned on the Malone Road in South Belfast. The location offers ease of access for the city commuter and is within close proximity to the vibrant village of Stranmillis with the Lisburn Road also within striking distance providing a range of local amenities including many popular restaurants and boutiques. The apartment lies within the catchment area to a range of the Country's most prestigious schools.

In short the property comprises of: reception hall, open plan kitchen living dining space with fitted kitchen, two well-proportioned bedrooms, main bedroom with en-suite shower room and a separate family bathroom with white suite.

The property further benefits from lift access to all floors, double glazing throughout, gas fired central heating, landscaped communal gardens, an allocated car parking space and further additional visitor parking.

With generously proportioned rooms providing bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Hardwood front door with peep hole into reception hall, built in storage cupboard and access to pressurised water cylinder.

COMMUNAL HALLWAY:

Stairwell, lift access to all floors.



FAMILY BATHROOM:

White suit comprising, low flush WC with push button, pedestal wash hand basin with chrome taps, panelled bath with chrome taps, partly tiled walls, vinyl flooring, extractor fan.



BEDROOM (1):

16' 7" x 10' 6" (5.05m x 3.2m)

Outlook to side, cornice ceiling.



ENSUITE BATHROOM:

White suite comprising, low flush WC, pedestal wash hand basin with chrome taps, bidet with chrome tap, partly tiled walls, vinyl flooring, shower unit with fully tiled shower enclosure, chrome thermostatic control valve and telephone attachment, extractor fan.



BEDROOM (2):
12' 6" x 10' 0" (3.81m x 3.05m)

Outlook to side, access to Juliette balcony, additional built in storage cupboard, built in shelving.



KITCHEN/LIVING/DINING SPACE:

23' 10" x 10' 6" (7.26m x 3.2m)

Outlook to side

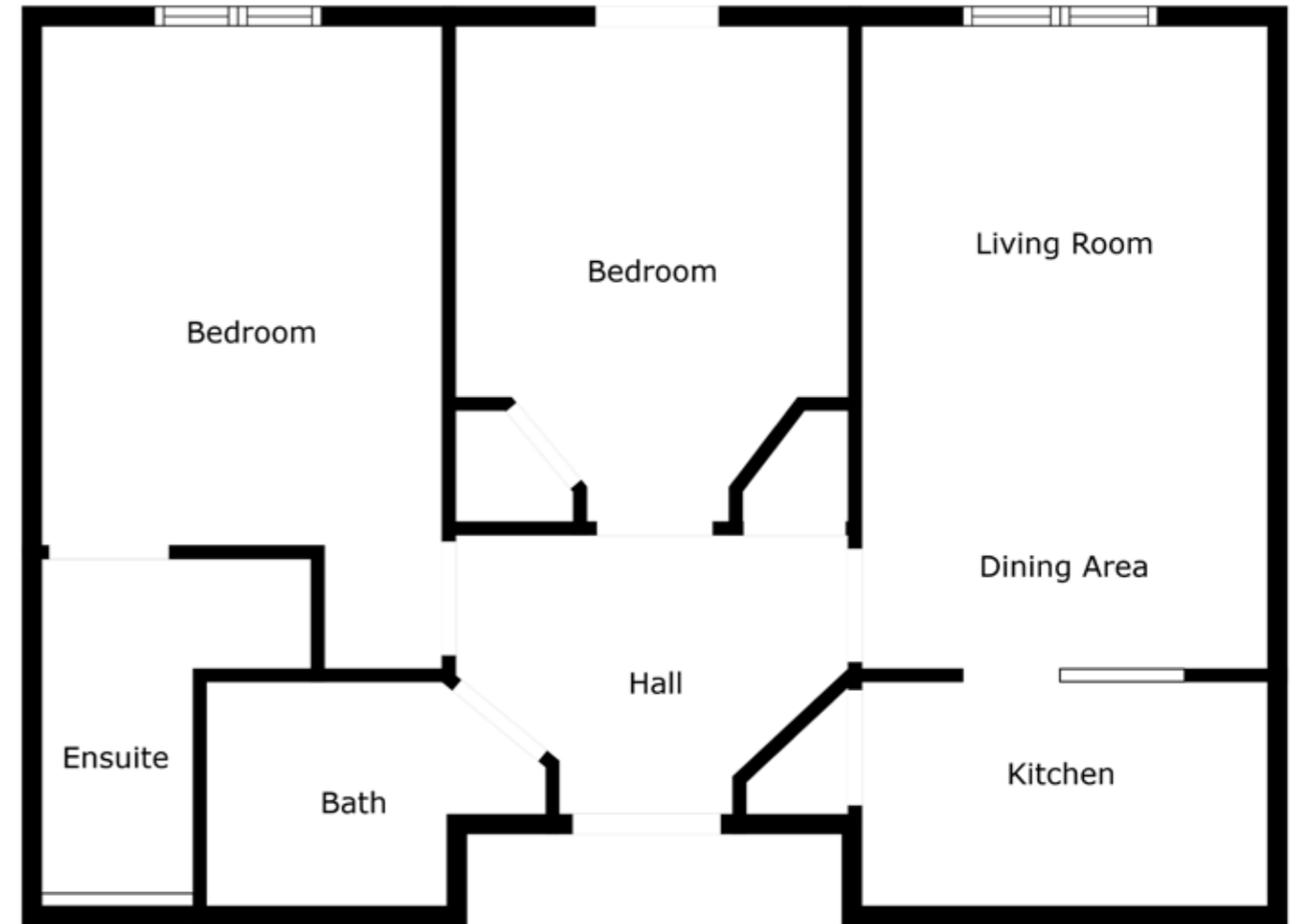
KITCHEN:

Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, 5 ring gas hob with stainless steel extractor fan, built in oven and grill, built in dishwasher, fridge freezer and washing machine, laminate flooring, built in storage cupboard with access to gas boiler.



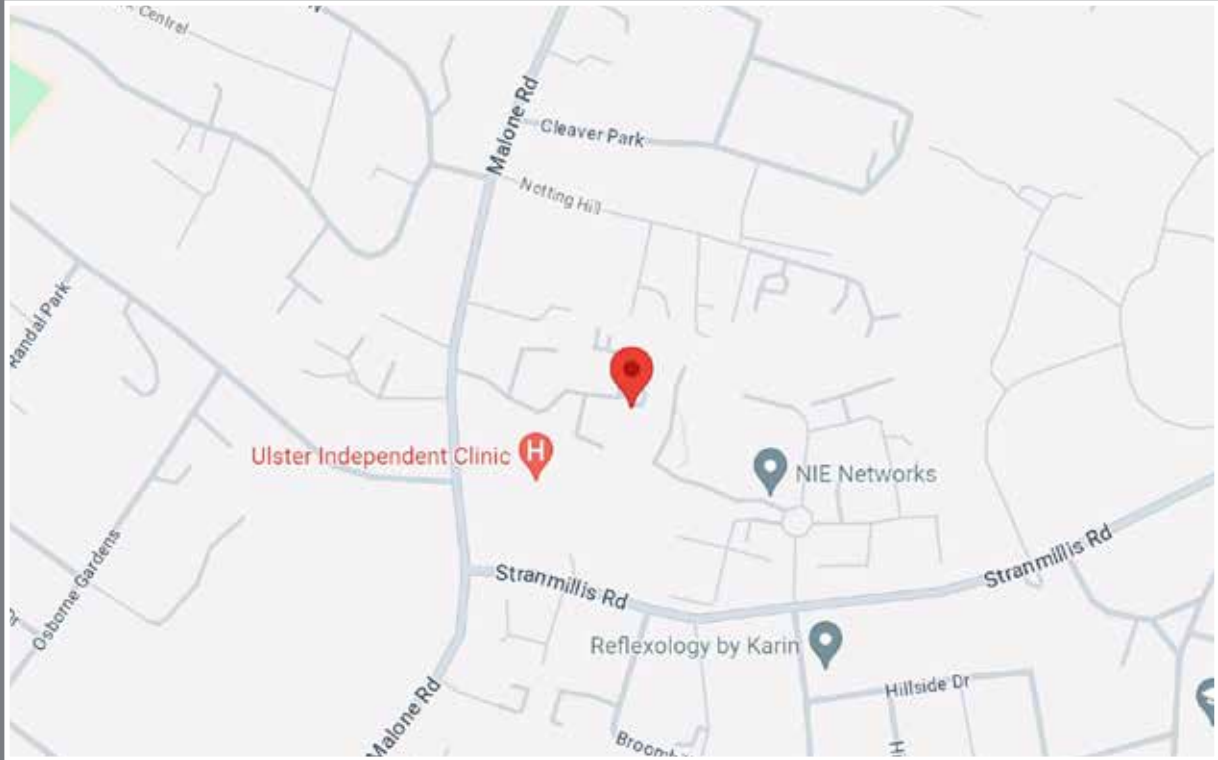
OUTSIDE

Communal landscaped gardens with allocated car parking space and additional visitor parking



Floorplan Is For Illustrative Purposes Only And Is Not To Scale

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RMcK/D/24/SD



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
Awaiting EPC Rating Information		
C		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXX

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