

simon**BRIEN**  
RESIDENTIAL

37 Fort Manor,  
Dundonald, BT16 1ZA



Offers Around £130,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Modern Well-Presented First Floor Apartment
- Two Well Proportioned Bedrooms
- Open Plan Living / Dining / Fitted Kitchen
- Contemporary White Bathroom Suite
- Excellent Storage
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Residents Parking
- Convenient To Ulster Hospital, Stormont Buildings & Dundonald Omni Park
- Close To Belfast City Centre, Shops & The Comber Greenway

#### SUMMARY

This modern first floor apartment is found within this stylish development off Fort Road, Dundonald in East Belfast.

The well-presented apartment is found within a secure block with intercom system, leading to the entrance hall with a storage cupboard, open plan living / dining area, fitted kitchen with integrated appliances, two well-proportioned bedrooms and a bathroom in contemporary white suite. The property benefits from gas fired central heating and uPVC double glazed window frames. Outside, there is residents parking with guest spaces.

Convenient to Belfast City Centre, Stormont Buildings, the Ulster Hospital and Dundonald Omni Park, local shops, public transport links and the Comber Greenway are all within easy reach.



#### ACCOMMODATION

#### GROUND FLOOR



#### COMMUNAL ENTRANCE HALL:

Intercom, stairs to first floor.

#### FIRST FLOOR

Entrance door.



#### ENTRANCE HALL:

Access to roof space, storage cupboard.





**KITCHEN/LIVING/DINING:**

**21' 6" x 10' 0" (6.55m x 3.05m)**

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer taps, partly tiled walls, 4 ring gas hob and under oven, stainless steel extractor fan, wall mounted gas fired boiler, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlighting, laminate wood floor.





**BEDROOM (1):**  
13' 7" x 8' 5" (4.14m x 2.57m)



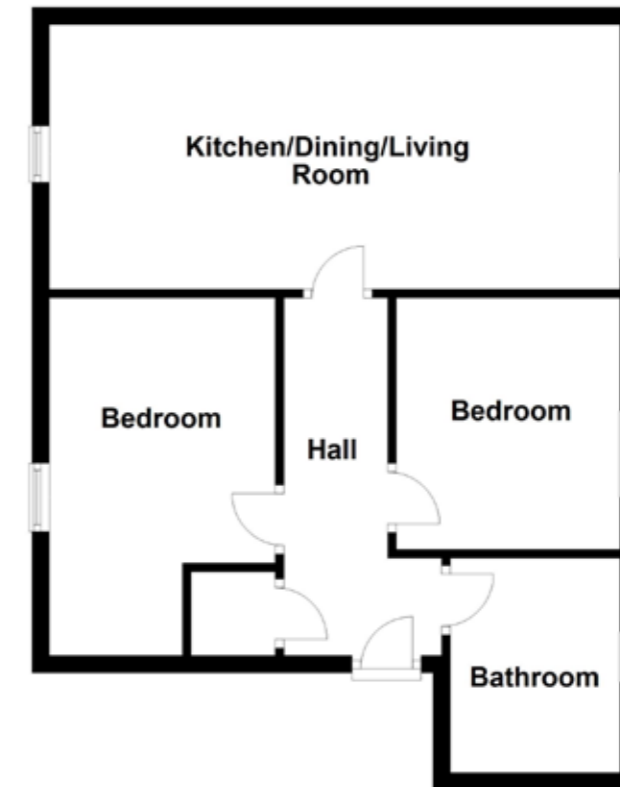
**BEDROOM (2):**  
9' 6" x 8' 5" (2.9m x 2.57m)

**BATHROOM:**

Contemporary white suite comprising:  
Panelled bath with mixer taps and  
shower fitting over, partly tiled walls,  
semi pedestal wash hand basin with  
mixer taps, push button WC.

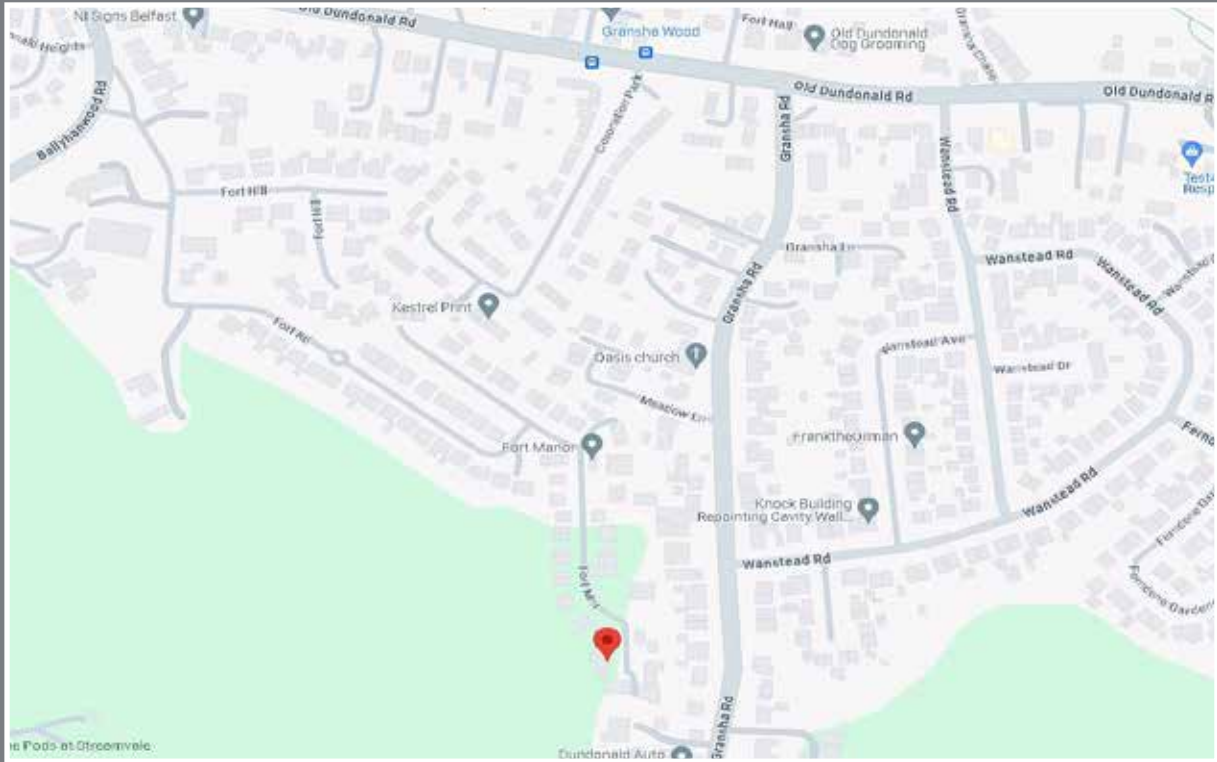


**1st Floor**



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

# 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](http://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: JD/F/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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