

simon**BRIEN**  
RESIDENTIAL

7 Ferndale Court,  
Belfast, BT9 7EE



Asking Price £155,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Well Appointed Ground Floor Apartment With Own Door Access
- Two Generous Bedrooms
- Spacious Living Room
- Modern Fully Fitted Kitchen With Range Of Appliances
- Fully Tiled Shower Room
- Gas Fired Central Heating, PVC Double Glazing
- Enclosed Rear Patio Garden with Artificial Grass
- Ideal First Time Buy Or For Professional Couple/Downsizer
- Popular And Convenient Location Off Main Lisburn Road Close To A Vast Array Of Local Amenities

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE:

Hardwood door to entrance porch. Inner door to...

#### ENTRANCE HALL:

Tiled floor, two storage cupboards

#### LIVING ROOM:

12' 9" x 10' 6" (3.89m x 3.2m)

Wall mounted electric fire.

#### BEDROOM (1):

12' 2" x 8' 8" (3.71m x 2.64m)

Built in robe.

## DESCRIPTION

Exceptionally well located off the main Lisburn Road, the property is well placed within walking distance of all local amenities including a vast array of excellent restaurants, bars and coffee shops, with Belfast city centre close by via various public transport networks.

The property itself provides accommodation comprising of two bedrooms, living room, fitted kitchen and shower room, together with rear patio garden and own front door access.

Likely to be of interest to the first time buyer, the young professional or those downsizing within the area. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



#### BEDROOM (2):

10' 2" x 7' 3" (3.1m x 2.21m)

Built in robe.



#### SHOWER ROOM:

Tiled shower enclosure. Low flush WC. Wash hand basin.



#### KITCHEN:

10' 3" x 9' 5" (3.12m x 2.87m)

High and low level units. 1.5 tub single drainer sink unit. Four ring hob. Electric oven. Integrated fridge freezer. Plumbed for washing machine.



#### REAR HALLWAY:

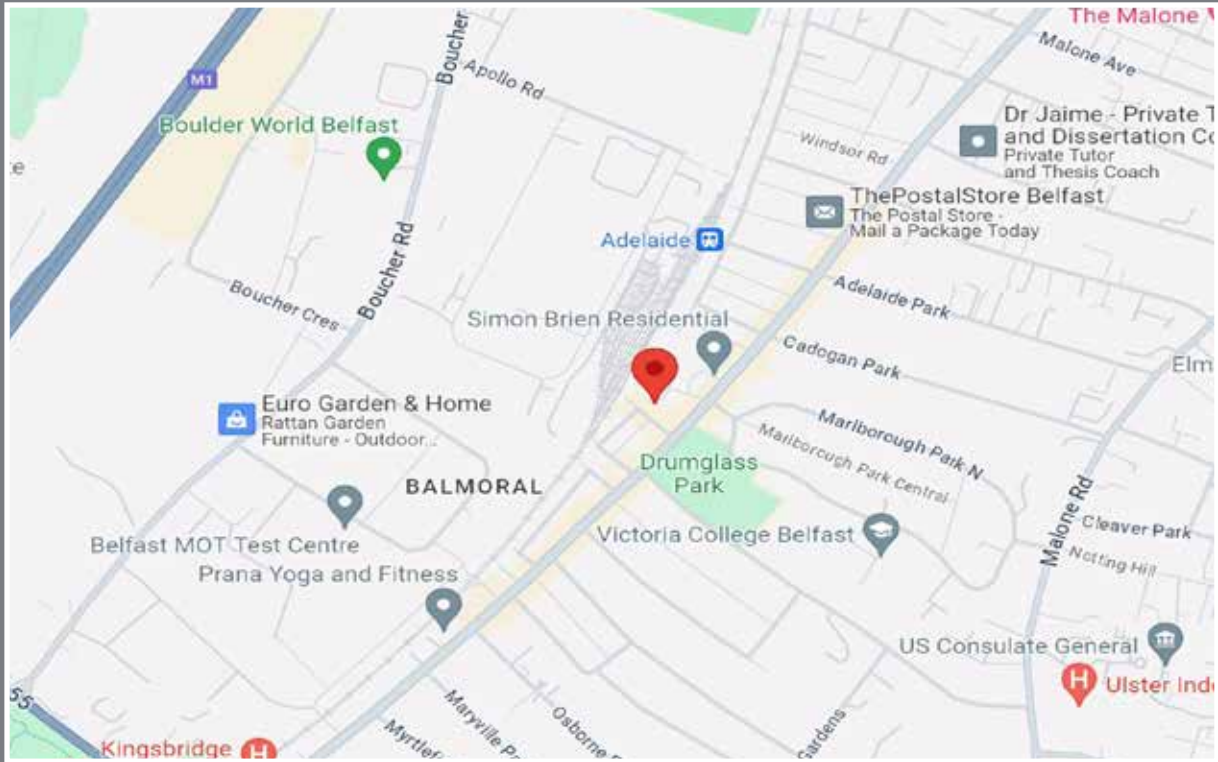
Storage. Access to patio with artificial grass

#### OUTSIDE

Parking to front. Enclosed patio garden to rear.



# 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: ML/E/24/SD



EPC REF: 0239-8099-0209-7901-2924

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