

32 Rugby Square, Belfast, BT7 1PY

Price: £165,000





McGuinness
Fleck

Open Plan Living In South Belfast

Price: £165,000

2 | 2 | 1

Situated in a private yet convenient location this beautifully presented two bedroom ground floor apartment presents a fantastic opportunity for spacious open plan living in South Belfast.

This modern, ground floor apartment has easy access to Queen's University, Belfast City Hospital, the City Centre and wider motorway network with Botanic Gardens and Ormeau Park within walking distance.

The apartment itself offers open plan lounge/kitchen/dining, master bedroom with ensuite, plus further large double bedroom and luxury main bathroom.

Privately enclosed within a gated development and with one allocated parking space we highly recommend immediate viewing.

- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living/Dining Area
- Large Main Bathroom
- Master Bedroom with En-Suite Shower Room
- Gas Fired Central Heating



Seamus McFlynn

Email: seamus.mcflynn@mcguinnessfleck.com

Phone: 07872 841317

433 435 Lisburn Road, Belfast, BT9 7EY
(0)28 9068 3020 | info@mcguinnessfleck.com

**McGuinness
Fleck**



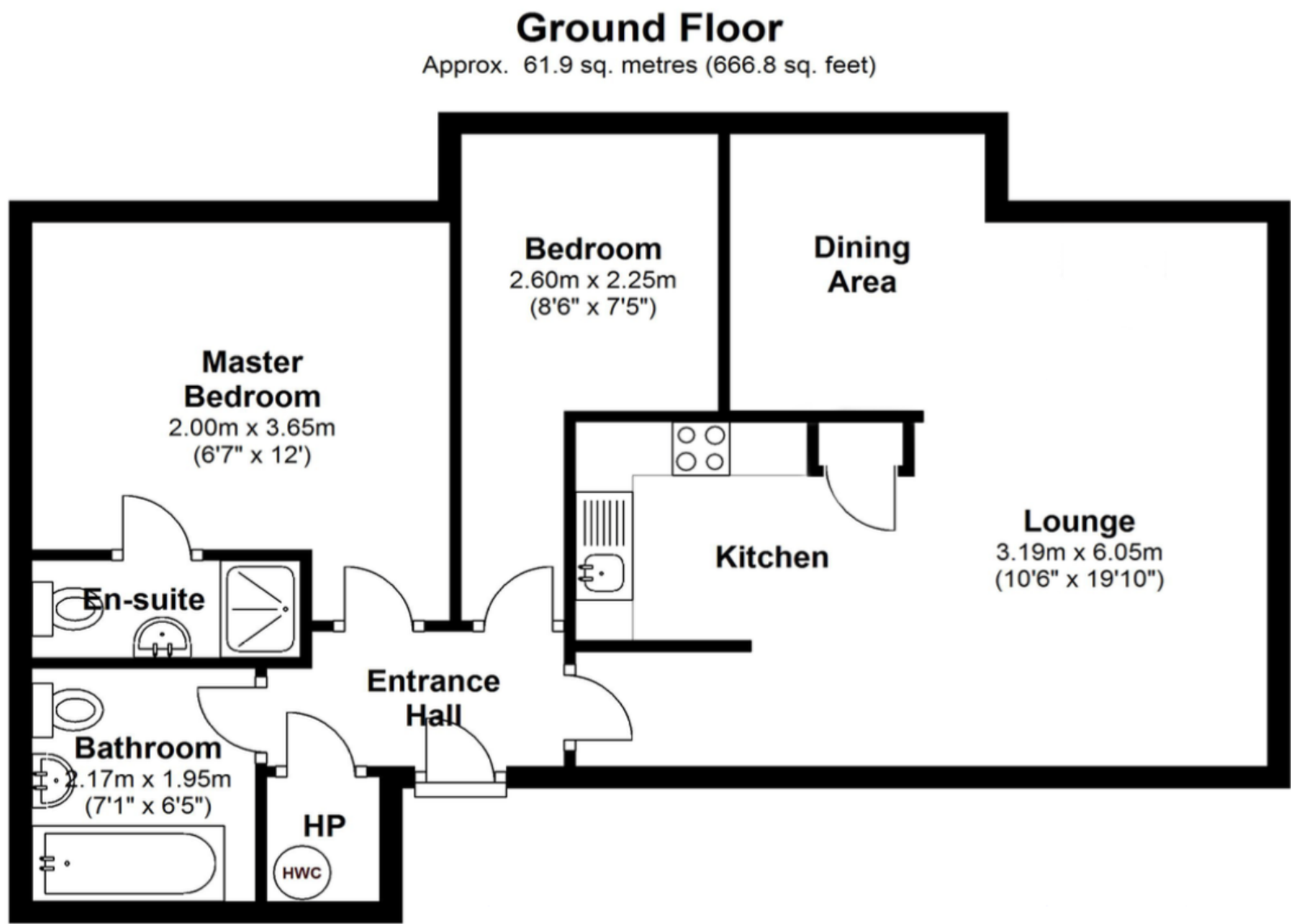


McGuinness
Fleck



McGuinness |
Fleck |

32 Rugby Square, Rugby Road, Belfast, BT7 1PY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	72	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		