

35 Rugby Square, Belfast, BT7 1PY

Price: Offers over £179,950





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# Beautifully Presented South Belfast Living

**Price:** Offers over £179,950

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Finished impeccably, this beautifully presented penthouse duplex apartment presents a fantastic opportunity for spacious open plan living in South Belfast.

Chain free and ready to move in this private yet convenient location 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 has been tastefully renovated offering open plan lounge/kitchen/dining, master bedroom with ensuite, plus further double bedroom new luxury main bathroom and mezzanine floor which can be used as a third bedroom, additional living area or home office.

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

- Penthouse Duplex Apartment
- Two/Three 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](mailto:seamus.mcflynn@mcguinnessfleck.com)

Phone: 07872 841317

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

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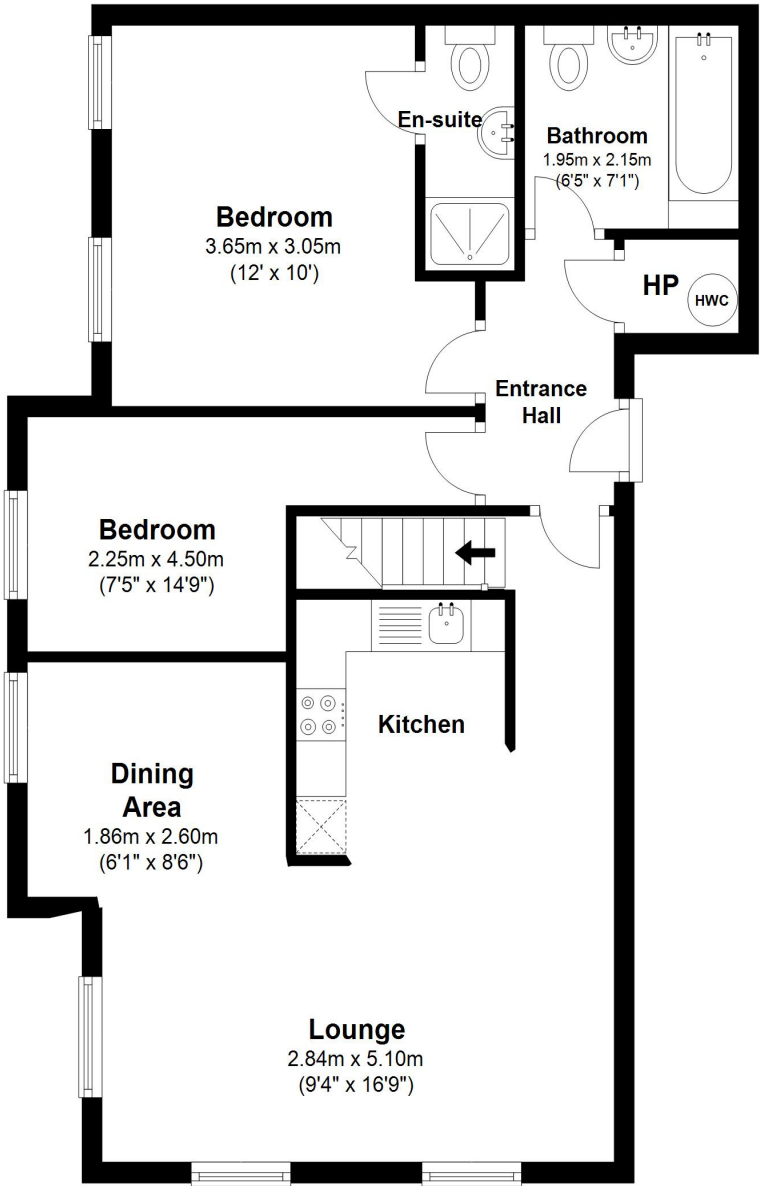


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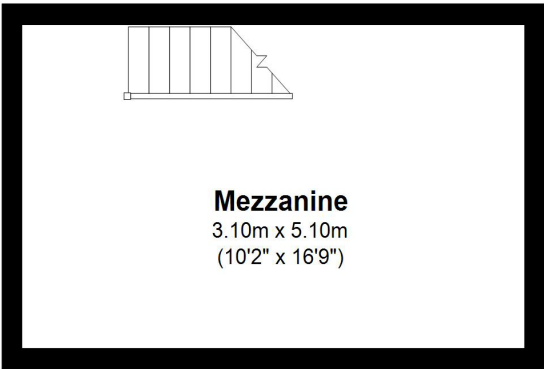
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Total area: approx. 78.5 sq. metres (845.3 sq. feet)

## First Floor

Approx. 15.8 sq. metres (170.2 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| <b>A</b> 92 plus                            |         |           |
| <b>B</b> 81-91                              |         | 82        |
| <b>C</b> 69-80                              | 73      |           |
| <b>D</b> 55-68                              |         |           |
| <b>E</b> 39-54                              |         |           |
| <b>F</b> 21-38                              |         |           |
| <b>G</b> 1-20                               |         |           |
| Not energy efficient - higher running costs |         |           |