

RODGERS & FINNEY

Estate agents and letting specialists

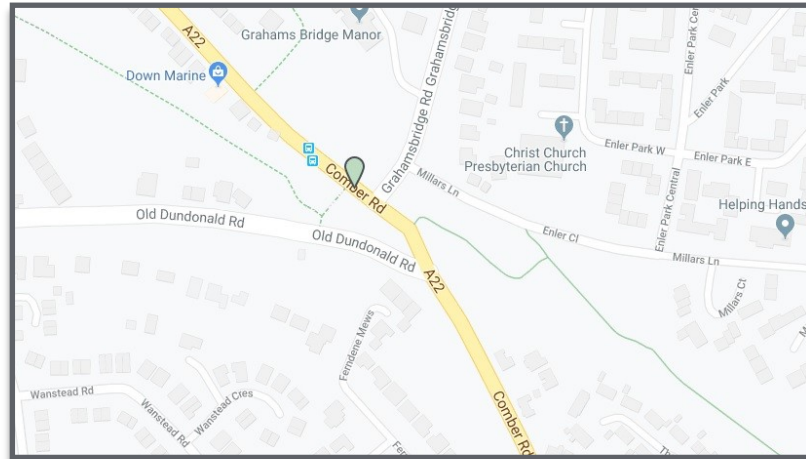
Apt 3
1 Loughan Hall
Belfast
BT16 2FN



FOR SALE
£139,950

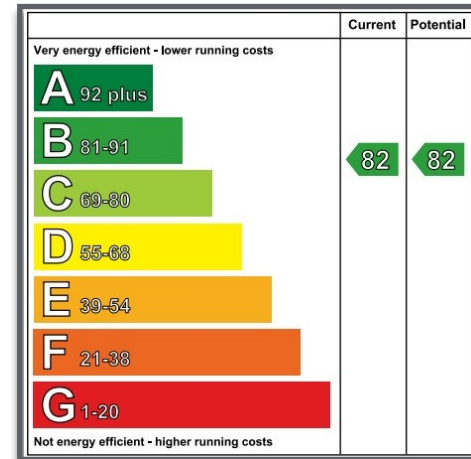
LOCATION

Traveling along the Comber Road country bound, Loughan Hall is on the right hand side after the Elm Church.



EFFICIENCY RATING (EPC)

Current B82 Potential B82



RATES

The approximate rates assessment for the year 2019/2020 is £780.23 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

PROPERTY VALUATION

We offer a complimentary valuation service for your own property at a time that suits you.

MORTGAGE & FINANCIAL ADVICE

We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.



**ASK US ABOUT OUR PROPERTY
RENTAL & MANAGEMENT SERVICE**

AWARD WINNING



DISCLAIMER

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**RODGERS
& FINNEY**



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letting specialists**

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- Newly built first floor apartment
- Bright and spacious lounge open plan to luxury fitted kitchen
- Kitchen to include oven and hob, integrated washer dryer and fridge freezer
- Contemporary bathroom with a three piece white suite
- Two well-proportioned double bedrooms
- Large storage cupboard in the hallway
- Gas fired central heating
- uPVC double glazed windows
- Ideally situated on the Comber Road providing ease of access to many local amenities
- Within walking distance of an array of shops on the Comber Road
- Private car parking
- Early viewing comes highly recommended



THE PROPERTY COMPRISES:

Entrance

Communal front door

Tiled hallway, letter boxes, stairs to first floor

Front door

LOUNGE: KITCHEN

18' 3" x 15' 1" (5.56m x 4.6m)

Bright and spacious lounge open plan to luxury fitted kitchen

KITCHEN:

One and a half bowl stainless steel sink unit with chrome mixer taps. Excellent range of high and low level units with stainless steel door furniture and laminated work surfaces. Four ring ceramic hob and built in oven and stainless steel chimney extractor. Integrated washer drier and integrated fridge freezer, partly tiled walls, ceramic tiled floor. Recessed low voltage lights.

HALLWAY:

Large storage cupboard

BEDROOM (1):

12' 6" x 9' 4" (3.81m x 2.84m)

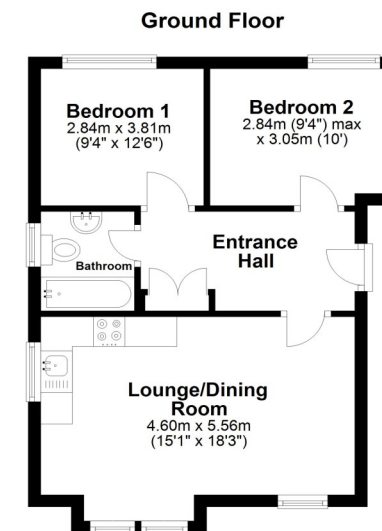
BEDROOM (2):

10' 0" x 9' 4" (3.05m x 2.84m)

BATHROOM:

6' 9" x 6' 7" (2.06m x 2.01m)

White suite comprising panelled bath with chrome mixer taps and thermostatically controlled shower unit, shower screen low flush WC, Semi pedestal wash hand basin with chrome mixer taps. Partly tiled walls, ceramic tiled



For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

Apartment 3, 1 Loughan Hall

For more information and photographs regarding the accommodation in this property, please visit:
rodgersandfinney.co.uk