

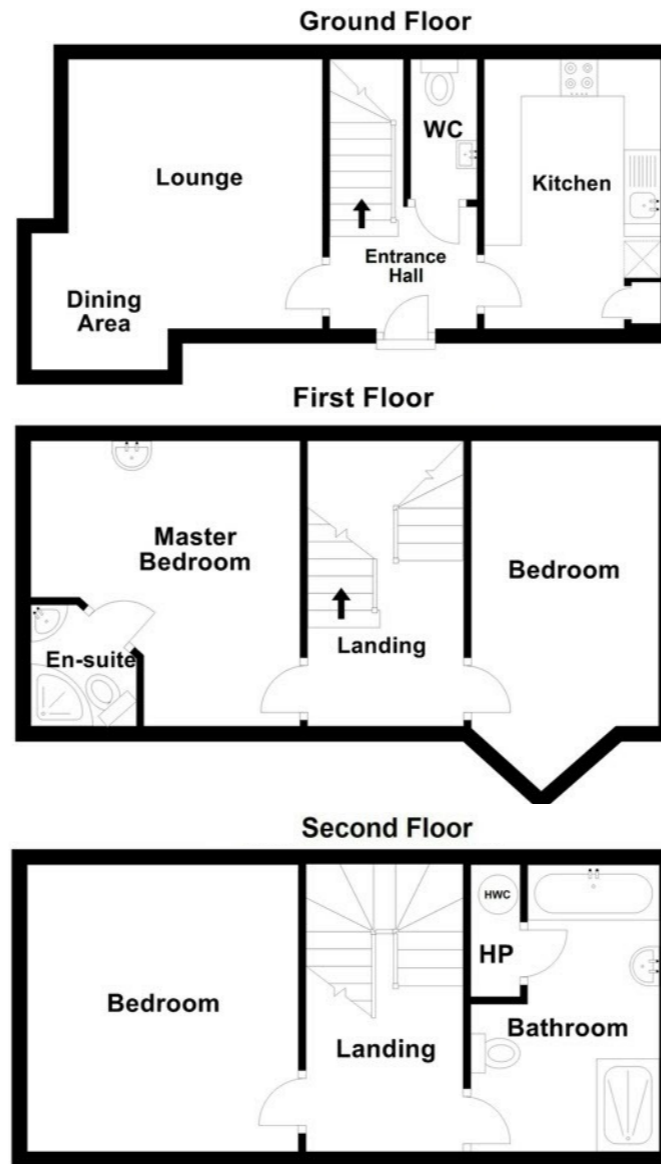


Management company: CSM  
 Service Charge: £762.28  
 every 6 months  
 Ground Rent  
 £150 per annum



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Just off the Lisburn Road this spacious townhouse is therefore most convenient to a broad range of amenities including Queens University, both the City and Royal Victoria Hospitals, many shops and services as well as the City Centre itself.

The accommodation briefly comprises separate living room, modern kitchen with integrated appliances, cloakroom with WC, three excellent bedrooms (principal en suite) and a superb central bathroom with luxury suite and tiling. Furthermore the property benefits from underground car parking and landscaped communal areas.

Suitable to a broad range of buyers and tastefully presented we encourage an internal viewing at your earliest convenience.

\*\*Please note images were taken prior to tenants moving in\*\*

Offers Over  
£195,000

32 Ashley Courtyard,  
1A Fane Street,  
Belfast,  
BT9 7JS

Viewing by  
appointment with  
& through agent  
028 9066 3030

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700  
 www.templetonrobinson.com



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32 Ashley Courtyard,  
1A Fane Street,  
Belfast, BT9 7JS

## Property Features

- Superb, deceptively spacious townhouse in most convenient and desirable location
- Gated development affording secure parking and landscaped communal areas
- Living room with wood effect flooring
- Modern kitchen with range of integrated appliances
- Ground floor WC, first floor en suite shower room and second floor bathroom with luxurious contemporary suite
- Three well proportioned bedrooms
- Mains gas heating, uPVC double glazed window frames and high level of insulation throughout
- Suitable to a range of potential buyers

## Location:

Leaving Belfast on the Lisburn Road turn right after the City Hospital onto Ulsterville Avenue and at the bottom turn left onto Fane Street. Ashley Courtyard is just after the Primary School.

## Property Comprises

### Ground Floor

Wooden front door to . . .

SPACIOUS ENTRANCE HALL: Intercom entry system.

WC: Low flush suite, laminate wood effect floor.

KITCHEN: 11' 11" x 7' 10" (3.63m x 2.39m) Modern fitted kitchen with extensive range of high and low level units, work surfaces, integrated oven and 4 ring gas hob, stainless steel extractor fan, integrated dishwasher, integrated washing machine, integrated fridge freezer. Worcester gas boiler, newly installed in 2019.

LIVING/DINING: 12' 10" x 11' 11" (3.91m x 3.63m) (at widest points) Laminate wood effect floor.

### First Floor

Intercom entry system.

BEDROOM (2): 11' 11" x 11' 5" (3.63m x 3.48m) Laminate wood effect floor.

ENSUITE SHOWER ROOM: White suite comprising low flush WC, wash hand basin, corner shower cubicle, extractor fan.

BEDROOM 3: 11' 11" x 7' 10" (3.63m x 2.39m) Laminate wood effect floor.

### Second Floor

Intercom entry system.

BEDROOM (1): 12' 0" x 10' 9" (3.66m x 3.28m) Laminate wood effect floor.

BATHROOM: 11' 11" x 7' 9" (3.63m x 2.36m) Contemporary white suite comprising tiled panelled bath with mixer taps, wash hand basin in vanity unit, corner walk-in shower cubicle, low flush WC, shelved hotpress with pressurised tank.

### Outside

Electric pedestrian and vehicle gates leading to landscaped communal gardens and underground car parking.

