



Nestled away just off Cherryvalley, this spacious ground floor apartment is a hidden gem. Pine Lodge is an exclusive development of only four apartments, all benefitting from their own front door access. The accommodation boasts bright and airy lounge and separate modern kitchen with casual dining area. There are two double bedrooms and a modern bathroom.

The property also benefits from excellent storage and gas central heating. Externally there is ample resident and visitor parking and a large communal patio garden area to the rear.

Cherryvalley is conveniently located within walking distance to the local shops and cafes in Gilnahirk and less than a five minute drive to Ballyhackamore Village and Stormont estate.

Offers Over  
£195,000

Apt 1 Pine Lodge,  
3A Cherryvalley,  
BELFAST,  
BT5 6PH

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Spacious Ground Floor Apartment with own front door access
- Lounge with feature fireplace
- Modern kitchen with casual dining area
- Two double bedrooms, one with built in robes
- Bathroom with separate shower cubicle
- Excellent storage cupboard plus cloakroom
- Gas central heating/uPVC Double Glazing
- Ample resident and visitor parking
- Communal rear patio garden area with mature trees and flowerbeds
- Convenient location close to Ballyhackamore village and the Comber Greenway
- Ideal for downsizers/No Chain



The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE PORCH: Glazed door to . . .

ENTRANCE HALL: Generous storage cupboard. Cloakroom with storage cupboard.

LOUNGE: 15' 9" x 12' 2" (4.8m x 3.71m) Feature fireplace with marble surround and hearth, cornice ceiling.

KITCHEN: 12' 2" x 10' 4" (3.71m x 3.15m) Modern fitted kitchen with range of high and low level units, four ring electric hob, electric under oven, stainless steel single drainer sink unit, integrated dishwasher, plumbed for washing machine, tiled floor, casual dining area.



BEDROOM (1): 13' 0" x 12' 3" (3.96m x 3.73m) Built-in mirror fronted wardrobes.

BEDROOM (2): 11' 8" x 10' 5" (3.56m x 3.18m)

BATHROOM: White suite comprising panelled bath with mixer tap, pedestal wash hand basin, low flush wc, shower cubicle, part tiled walls, tiled floor.

### Outside

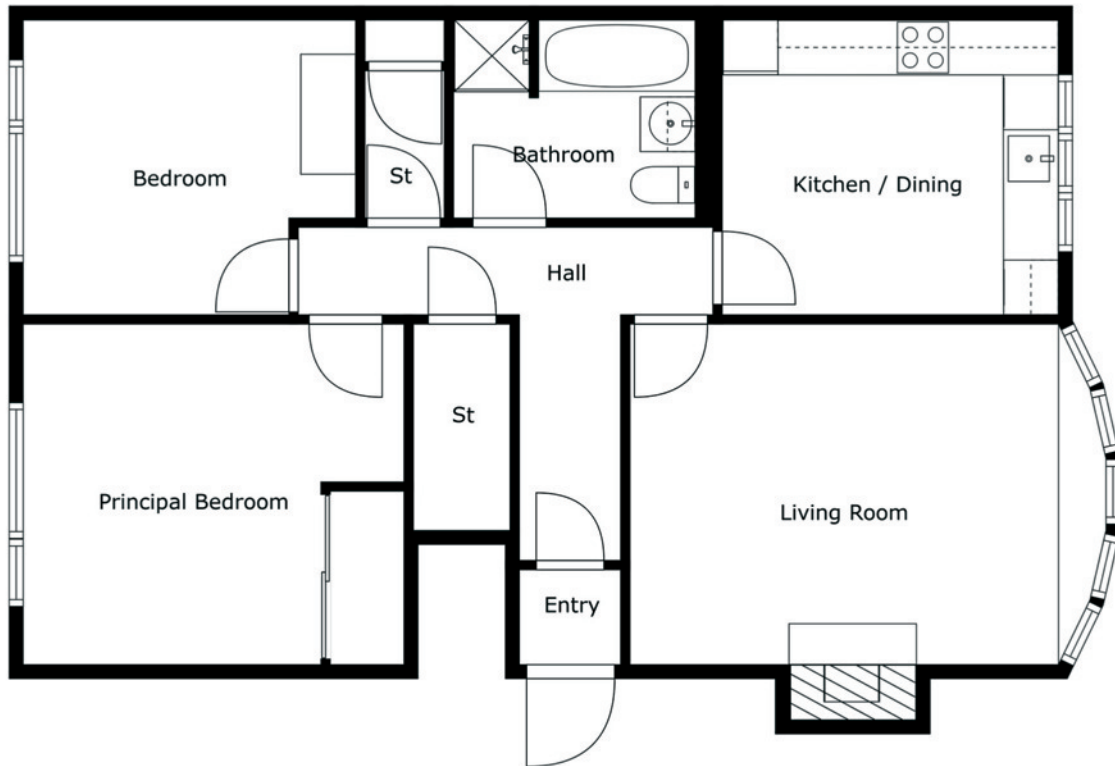
FRONT: Ample resident and visitor parking with mature trees and flower beds.

REAR: Large communal pavior seating area.



Telephone 028 9065 0000

[www.templetonrobinson.com](http://www.templetonrobinson.com)



Sizes And Dimensions Are Approximate. Actual May Vary.

Management company

Westhorpe Management Ltd.

Management Fee: £1,020 per annum.

Location:

From Knock Road, turn onto Cherryvalley. 3a is located on the right after a short distance.

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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## Energy Rating

Epc Type: Domestic

Current: C78

Potential: C78

EPC Landmark Code: 0037-1629-1309-0353-2222

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80	78	78
<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		

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