



## Apt 5, 16 Derryvolgie Avenue, Belfast, BT9 6FL

**Price Guide £175,000**

We are pleased to offer for sale this beautiful apartment located in a popular development just between the Malone Road & Lisburn Road in South Belfast. The apartment is located on the first floor and is extremely bright and spacious throughout. Within easy walking distance to the many shops and restaurants of the Lisburn Road and offering access to Belfast City Centre, this apartment will appeal to a range of buyers. Internally the accommodation comprises spacious living / dining room, contemporary fitted kitchen, double bedroom with built in robes and modern shower room. Externally there are mature communal patio area and allocated car parking. Viewing comes highly recommended.

- Excellent 1st Floor Apartment
- One Double Bedroom With Built In Robes
- Allocated Car Parking Space
- Ideal For A Range Of Purchasers
- Gas Fired Central Heating
- Spacious Living/Dining Room
- Modern Shower Suite
- Convenient Location
- PVC Double Glazing
- Contemporary Fitted Kitchen

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Communal entrance.

### ON THE FIRST FLOOR

#### RECEPTION HALL

Hardwood front door.

#### LIVING / DINING ROOM 18'7" x 17'7" (5.66 x 5.36)



Spacious open plan living / dining area, feature bay window.

#### KITCHEN 11'3" x 6'7" (3.43 x 2.01)



Range of high and low level units, stainless steel sink with mixer tap, integrated 4 ring electric hob/oven, stainless steel extractor fan, integrated fridge/freezer, plumbed for washing machine, partially tiled walls.

#### BEDROOM 11'3" x 10'6" (3.43 x 3.20)



Range of sliding built in robes.

#### SHOWER ROOM 7'3" x 5'9" (2.21 x 1.75)

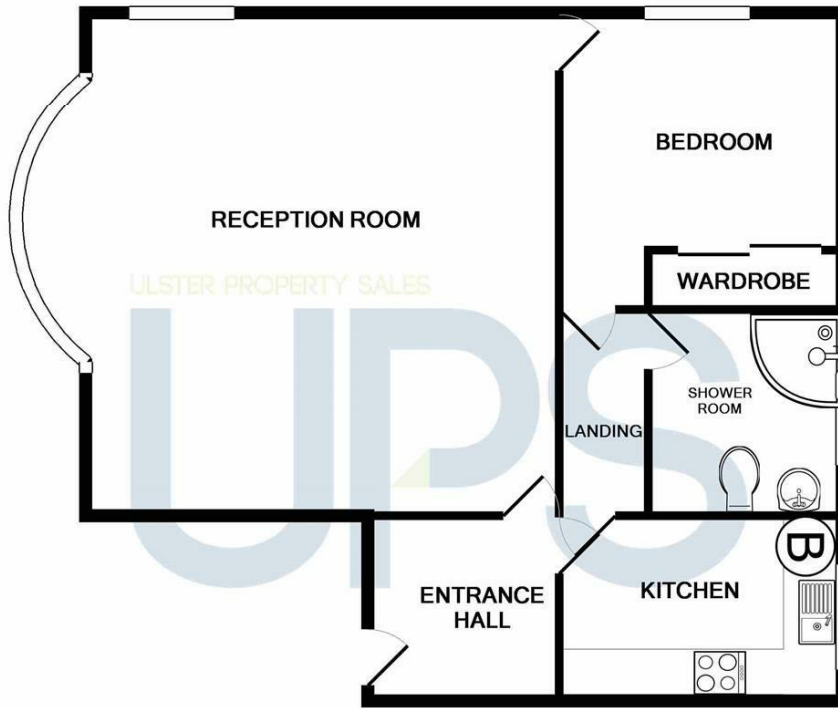


Modern shower suite with low flush W/C, pedestal wash hand basin, enclosed shower, tile flooring and tiled walls.

#### OUTSIDE

Parking to front of the property and patio area to rear. Communal storage and garden area.

## Floor Plan



TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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