



Tucked away at the bottom of a cul de sac between Belmont and Ballyhackamore, these apartments are laid out in a mews-style with parking and attractive garden areas.

As soon as you enter via your own front door, there is a welcoming feel. The spacious, bright living room is large enough to incorporate a dining area. Unusually compared to other schemes in BT4, there is also a separate kitchen which comes with a range of appliances.

Both bedrooms are doubles and the principal benefits from a useful ensuite shower room.

Rarely do apartments in this small, highly regarded scheme come onto the market so we would recommend viewing at your earliest convenience.

Offers Over  
£180,000

23 Aston Gardens,  
Ballyhackamore,  
BELFAST,  
BT4 3FS

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Spacious first floor apartment with own front door
- 2 double bedrooms; Principal with ensuite shower room
- Good sized living room with dining area
- Separate kitchen with breakfast bar & appliances
- Bathroom with white suite
- Excellent storage including floored roofspace
- Gas fired central heating
- Double glazed throughout
- Visitor & resident parking areas
- Well-tended communal gardens
- Quiet yet convenient cul de sac location; Close to Glider stops, Ballyhackamore & Belmont
- No onward chain



The Property Comprises:

Ground Floor

Own front door. Stairs to . . .

First Floor

LIVING ROOM: 16' 3" x 16' 0" (4.95m x 4.88m) Decorative fireplace. Cornice ceiling. Door to . . .

KITCHEN: 10' 9" x 8' 9" (3.27m x 2.67m)

Modern range of high and low level units.

Integrated appliances including four ring gas hob and underbench oven, washing machine, fridge and freezer. Single drainer stainless steel sink unit. Cupboard with Vaillant gas boiler. Part tiled walls. Ceramic tiled floor.



PRINCIPAL BEDROOM: 12' 0" x 9' 10"

(3.67m x 3m) Built-in robes with sliding doors. Door to . . .

ENSUITE SHOWER ROOM: Comprising tiled shower cubicle, pedestal wash hand basin with tiled splashback. Low flush wc. Ceramic tiled floor.

BEDROOM (2): 11' 4" x 7' 10" (3.46m x 2.38m)

BATHROOM: White suite comprising panelled bath with telephone hand shower. Pedestal wash hand basin with tiled splashback. Low flush wc. Shelved linen cupboard.

LANDING: Storage cupboard. Access via pull-down ladder to . . .

ROOFSPACE: Floored for storage with light.

## Outside

Parking spaces for residents and visitors.

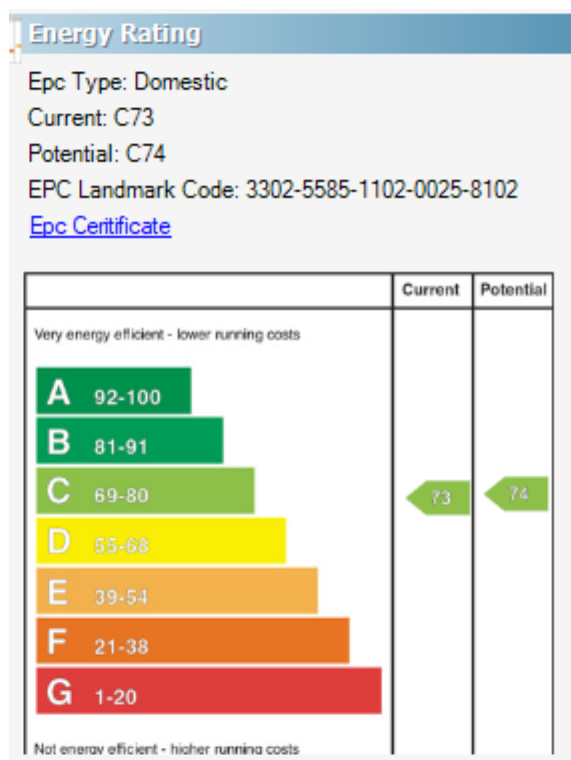
Communal gardens to front and rear (maintained by management company).

Lawns with flower beds, sitting areas (gate to side leading to rear areas).

Screened bin store.







MANAGEMENT COMPANY: WESTTHORPE  
 MANAGEMENT: £600 per annum  
 (approximately) Includes buildings insurance,  
 gardening, window cleaning and and  
 maintenance fund.

## Location:

Coming out of City on Upper Newtownards Road, go through Ballyhackamore and turn left after library\shops (opposite Bloomfield Collegiate) into Belmont Church Road. Aston Gardens is the first on the right.

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

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



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