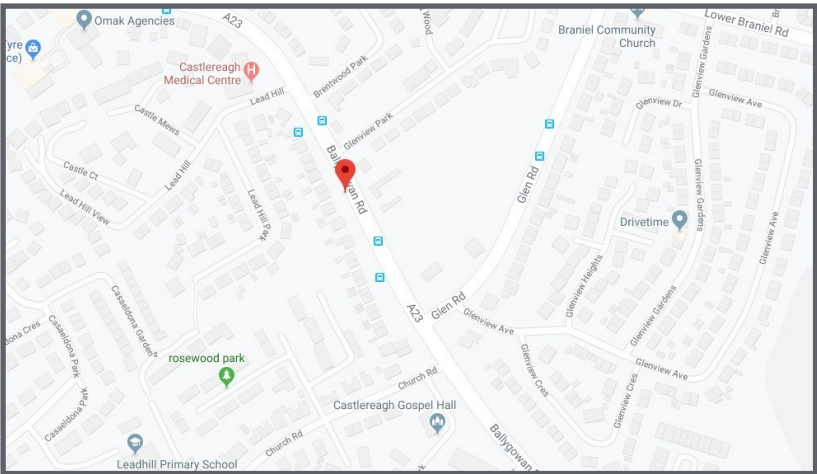
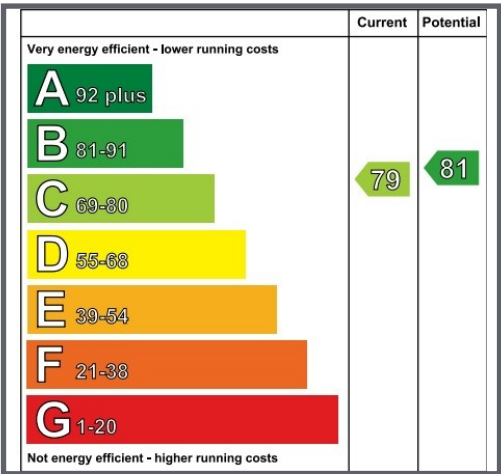


LOCATION  
Off the Ballygowan Road



EFFICIENCY RATING (EPC)  
Current C79 Potential B81



RATES  
The rates assessment for the year 2018/2019 is  
£666.06 per annum (Calculated by LPS NI)

VIEWING  
By appointment with Rodgers & Finney only.

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.

AWARD WINNING



DISCLAIMER

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# RODGERS & FINNEY

Estate agents and letting specialists

Apt 5 Merryland Ridge  
67 Ballygowan Road  
Belfast  
BT5 7LJ



FOR SALE  
£149,950

**R**  
**RODGERS  
& FINNEY**

Estate agents and  
letting specialists  
028 9065 3111  
251 Upper Newtownards Road,  
Belfast, BT4 3JF  
www.rodgersandfinney.co.uk  
info@rodgersandfinney.co.uk



- Stunning second floor penthouse apartment with its own front door access
- Panoramic views over Belfast City and beyond
- Immaculately presented throughout
- Three double bedrooms, two with ensuite shower rooms
- Spacious lounge/dining area with access to balcony
- Modern kitchen with a range of appliances
- Family bathroom with white suite
- Ample storage space
- Gas fired central heating
- uPVC double glazing throughout
- Off-street residents parking with additional visitor parking
- Ideally situated for commuting into Belfast
- Within close proximity to a range of popular local amenities



## THE PROPERTY COMPRISES

### Ground Floor

**ENTRANCE HALL:**  
Entrance door with glazed panel to:  
Stairs leading to:

### Second Floor

**LANDING:**  
Wooden glazed front door leading to:

**RECEPTION HALL:**  
Laminated wooden flooring. Intercom telephone system, recessed spotlights, access to storage cupboards and access to roof space.

**LOUNGE/DINING AREA 20' 10" x 16' 0" (6.35m x 4.88m)**  
Solid oak flooring. Access to roof space. Patio doors leading onto balcony. Separate patio door to Juliet balcony.

**KITCHEN: 11' 4" x 9' 11" (3.45m x 3.02m)**  
Single drainer stainless steel sink unit with mixer tap, excellent range of high and low level units with work surfaces. Integrated Smeg electric oven, integrated Smeg four ring gas hob with over head stainless steel extractor fan. Integrated fridge/freezer, plumbed for washing machine and plumbed for dishwasher. Ceramic tiled floor, part tiled walls and recessed spotlights.

**MASTER BEDROOM: 10' 2" x 12' 4" (3.1m x 3.76m)**  
Patio doors leading onto balcony. Separate patio door to Juliet balcony.

**ENSUITE SHOWER ROOM:**  
White suite comprising fully tiled shower cubicle with thermostatic shower unit, pedestal wash hand basin with chrome mixer taps, low flush WC with dual flush, ceramic tiled floor, part tiled walls, chrome towel rail and extractor fan.

**BEDROOM (2): 11' 5" x 9' 2" (3.48m x 2.79m)**

**ENSUITE SHOWER ROOM:**  
White suite comprising fully tiled shower cubicle with thermostatic shower unit, pedestal wash hand basin with chrome mixer taps, low flush WC with dual flush, ceramic tiled floor, part tiled walls, chrome towel rail and extractor fan.

**BEDROOM (3): 11' 5" x 9' 1" (3.48m x 2.77m)**

**BATHROOM:**  
White suite comprising panelled bath with thermostatic shower over with shower screen, pedestal wash hand basin with chrome mixer taps, low flush WC with dual flush, ceramic tiled floor, part tiled walls.

**Outside**  
Off-street parking with additional visitor parking. Balcony with views across Belfast City and beyond.

