



25 BAILEY MANOR , DUNDONALD, BELFAST, BT16 2NZ FOR SALE: £125,000

Attractive First Floor Apartment
Beautifully Presented Throughout
Two Bedrooms (Master With En-Suite Shower Room)
Modern Fitted Kitchen
Bright Open Plan Lounge/Dining Space
Modern Bathroom With White Suite
Gas Fired Central Heating
Excellent Transport Links to Belfast
Generous Communal Car Parking
Close to Ulster Hospital

2330-9520-5009-0551-0202

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	82	82
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

This beautifully presented first floor apartment could not be more conveniently located with excellent local shopping facilities (Asda) and immediate access to the new Glider bus service both being within minutes walk.

The property offers deceptively spacious internal accommodation which comprises a bright lounge with bay window, attractive kitchen with dining area, 2 good sized bedrooms (master with en suite) and a contemporary white modern bathroom.

Early viewing is strongly advised.

THE PROPERTY COMPRISES:

Ground Floor

Communal front door to, communal hallway, stairs and lift.

First Floor

Solid wood front door to:

ENTRANCE HALL: Laminated timber floor, low voltage spotlights, double panelled radiator, wall mounted video intercom.

LIVING ROOM: 13' 9" x 12' 8" (4.2m x 3.87m) into bay Two double panelled radiators

KITCHEN: 13' 6" x 9' 0" (4.12m x 2.75m) Ceramic tiled floor, low voltage spotlights, double panelled radiator, partially tiled walls, range of high and low level kitchen units with solid wood doors, wooden work top, 'Frankie' one and a half bowl stainless steel sink unit with mixer tap, integrated 'Hotpoint' four ring gas hob, integrated electric oven, cupboard containing 'Baxi' gas boiler and plumbed for washing machine.

BEDROOM (1): 10' 11" x 10' 6" (3.32m x 3.21m) Double panelled radiator.

ENSUITE SHOWER ROOM: Ceramic tiled floor, low voltage spotlights, double panelled radiator, extractor fan, white suite comprising low flush wall hung toilet, vanity unit with mixer tap, fully tiled shower cubicle with thermostatically controlled shower.

BEDROOM (2): 10' 7" x 7' 9" (3.22m x 2.37m) Double panelled radiator.

BATHROOM: 7' 6" x 5' 10" (2.28m x 1.77m) Ceramic tiled floor, partially tiled walls, low voltage spotlights, extractor fan, single panelled radiator, white suite comprising low flush toilet, vanity unit with mixer taps, panelled bath with thermostatically controlled shower and screen over.

LOCATION: Off Robbs Road, Dundonald.



AMPMni, 54 Belmont Road, Belfast, BT4 2AN. Telephone 028 9047 4660 Email: info@ampmni.com Web: www.ampmni.com

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