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**3 Lanyon Manor**

2 Eglantine Place  
BT9 6EY

**Offers Over £195,000**



### 3 LANYON MANOR, 2 EGLANTINE PLACE, BT9 6EY

- **Superb 1st Floor Apartment in an Exclusive Development**
- **Bright & Spacious Lounge with Dining Area**
- **Recently Fitted Open Plan Kitchen with Appliances**
- **2 Double Bedrooms Including Master with Ensuite Shower Room**
- **Shower Room with White Suite**
- **Immaculate Presentation Throughout**
- **Gas Central Heating/uPVC Double Glazed Windows**
- **Allocated Parking**
- **Extremely Convenient to a Range of Amenities**
- **Close to Queen's University & Belfast Hospitals/Ideal Investment Opportunity**

This extremely well presented 1st floor apartment is situated within a modern apartment development in a prime location just off Lisburn & Malone Roads.

The property has recently been modernised with a newly installed kitchen, shower room and ensuite and offers bright accommodation with a lounge open plan to kitchen, two double bedrooms including master with ensuite and a shower room.

In addition, the property benefits from allocated parking, gas fired central heating and double glazed windows.

Situated on Lisburn Road this property is convenient to a range of leisure amenities and within walking distance of Queen's University, Belfast city centre and the Belfast hospitals and is therefore ideal for investors or owner occupiers.

Viewing is highly recommended







## PROEPRTY COMPRISES

Communal front door to communal entrance hall, stairs to..

**1ST FLOOR** Communal landing, front door to..

**ENTRANCE PORCH** Laminate wood effect floor, door to..

**ENTRANCE HALL** Laminate wood effect floor, intercom system, storage cupboard

**LOUNGE WITH DINING AREA 14' 10" x 13' 0" (4.52m x 3.96m)** Laminate wood effect floor, bay window, open plan to..

**KITCHEN 14' 4" x 6' 1" (4.37m x 1.85m)** Extensive range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, 4 ring induction hob with oven under and extractor fan over, tiled floor, integrated washing machine, inte grated dishwasher, integrated fridge freezer, concealed gas fired boiler

**BEDROOM 11' 1" x 10' 2" (3.38m x 3.1m)** Laminate wood effect floor, built in robe and storage

**ENSUITE** White suite comprising vanity unit with splash tiling, wc, panelled shower cubicle with rainwater shower, tiled floor, extractor fan







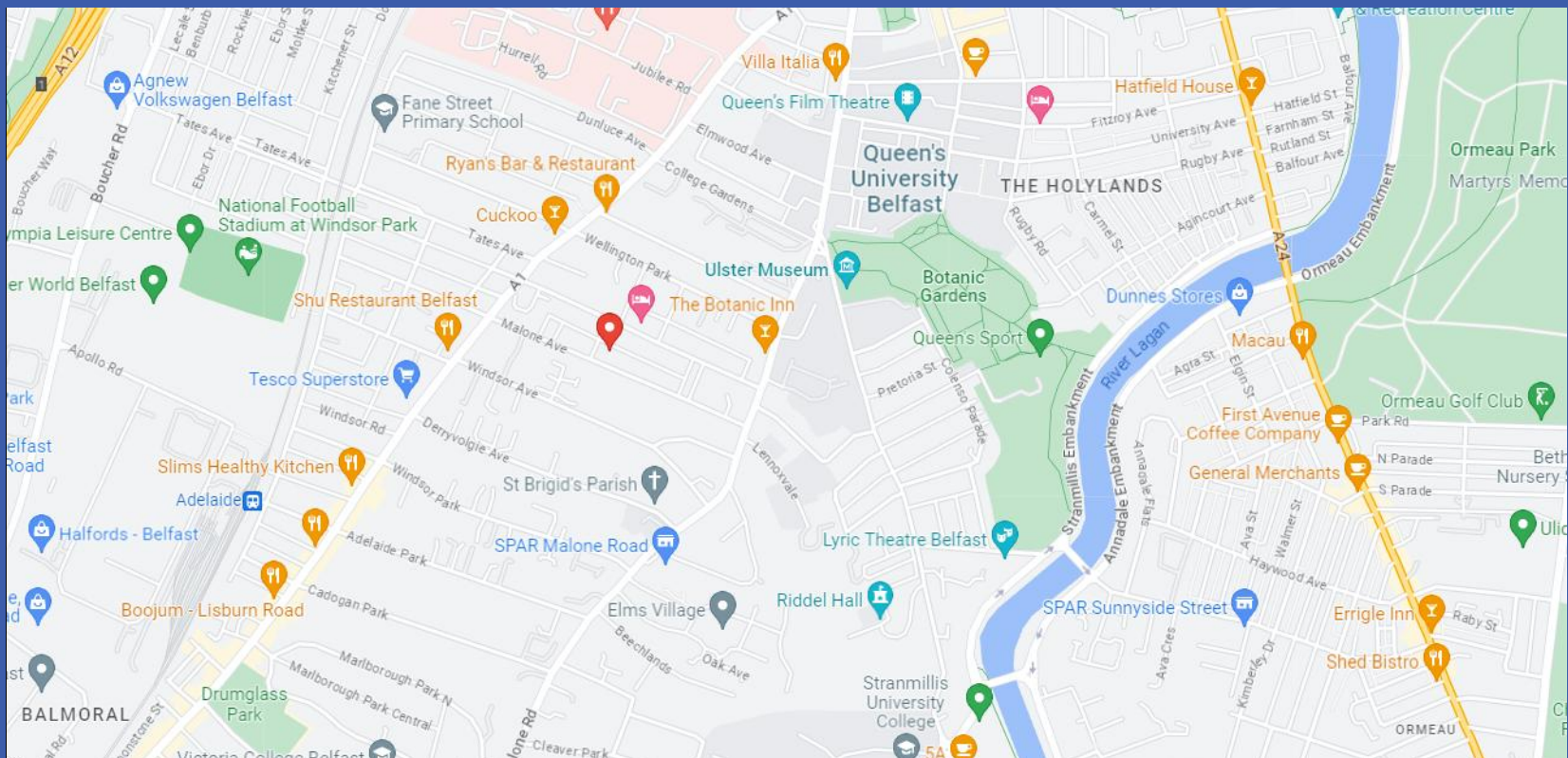
**BEDROOM** 10' 0" x 9' 1" (3.05m x 2.77m)

**SHOWER ROOM** White suite comprising vanity unit with splash tiling, wc, panelled shower cubicle with rainwater shower, tiled floor, extractor fan

**OUTSIDE** Allocated car parking space







#### Directions:

Coming out of Belfast City Centre turn right on to Eglantine Avenue and Eglantine Place is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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