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9 Lanyon Place

2 Eglantine Place
BT9 6EY

Offers In Region Of £189,950

9 LANYON MANOR, 2 EGLANTINE PLACE, BT9 6EY

- **Superb 2nd Floor Apartment in an Exclusive Development**
- **Bright & Spacious Lounge with Dining Area**
- **Open Plan Kitchen with Appliances**
- **Two Double Bedrooms Including Master with Ensuite Shower Room**
- **Bathroom with White Suite**
- **Gas Central Heating/uPVC Double Glazed Windows**
- **Allocated Parking**
- **Extremely Convenient to a Range of Amenities**
- **Close to Queens University & Belfast Hospitals/Ideal Investment Opportunity**



This extremely well-presented 2nd floor apartment is situated within a modern apartment development in a prime location just off Lisburn & Malone Roads.

The property offers bright accommodation with an open plan lounge / kitchen / dining area. The kitchen has a comprehensive range of fitted units and integrated appliances. There are two double bedrooms including master with ensuite and a separate bathroom.

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 Queens University, Belfast city centre and the Belfast hospitals and is therefore ideal for investors or owner occupiers.

Viewing is highly recommended







PROPERTY COMPRISES

Communal entrance hall, stairs to second floor landing. Hardwood entrance door, leading to entrance porch.

ENTRANCE PORCH

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN/DINING ROOM 20' 4" x 14' 8" (6.2m x 4.47m) Range of fitted high and low level kitchen units with granite effect work surfaces, tiled splash back, integrated 4 ring gas hob, integrated oven, concealed extractor fan, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, part tiled floor, part laminate wood strip flooring, double doors leading to Juliet balcony, gas fired boiler.

MASTER BEDROOM 12' 6" x 9' 5" (3.81m x 2.87m)

ENSUITE Suite comprising of an enclosed shower cubicle, pedestal wash hand basin, low flush wc, tiled splashback, tiled floor.

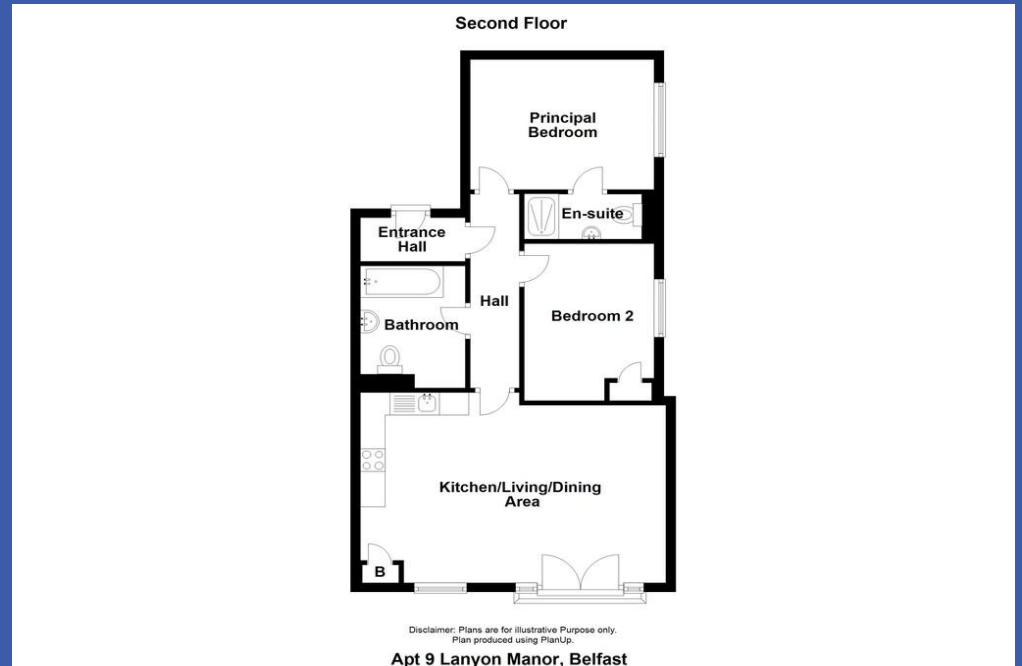
BEDROOM 11' 5" x 8' 5" (3.48m x 2.57m) Built in storage cupboard.

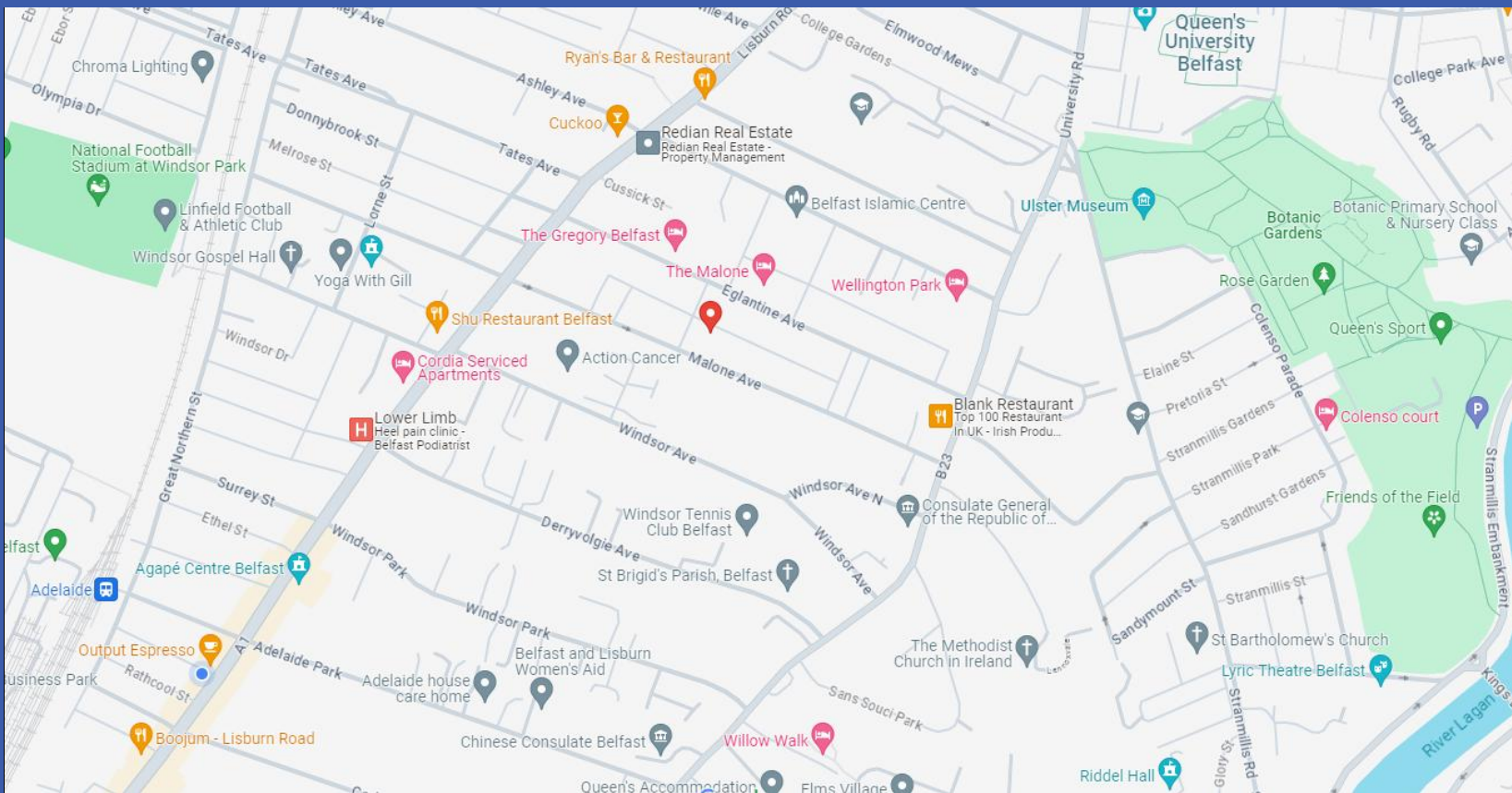
BATHROOM Suite comprising of a panelled bath with shower, pedestal wash hand basin, low flush wc, tiled floor, part tiled walls, extractor fan.

OUTSIDE Allocated car parking to the rear of the property with one space per apartment.









Directions: Please find map attached

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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