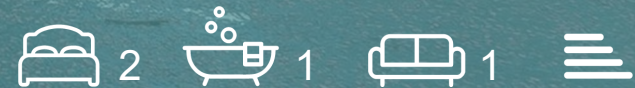


GERARD MCCLINTON
ESTATE AGENT



76 Redwood Dale, Belfast, BT17 9RL

Offers in the region of £135,000





76 Redwood Dale

Belfast, BT17 9RL

- Immaculately Presented Top Floor , "Own Door" Apartment
- Walking Distance to Derrriaghy Train Station & Convenient To Both Lisburn & Belfast
- Beautiful Living Dining Room with Engineered Wooden Floor & Feature Television Wall
- Modern White Bathroom Suite Comprising Bath With Thermostatic Shower
- 2 x Allocated Parking Spaces & Intercom Entry System
- Sought After Tree Lined "Redwood" Development
- 2 Bedrooms - One with Full Length Built In Robes & Drawers
- Separate Fitted, Two Tone Kitchen with Range of Integrated Appliances & Doors to Balcony
- Gas Central Heating & Double Glazing
- Contact 02890992884 for more information or to book a viewing

76 Redwood Dale is an impeccably maintained and beautifully presented, top floor, "own door" apartment. It is located in the highly sought-after "Redwoods" development in Dunmurry, which appeals to a wide range of buyers including first-time buyers, investors, and downsizers. The development is known for its picturesque tree-lined surroundings and its convenient proximity to both Lisburn and Belfast.

Upon entering the apartment, you are greeted by an inviting entrance that leads to a spacious and tastefully decorated living dining room. This room boasts an abundance of natural light and the feeling of space. The engineered wooden flooring and the wooden panelled feature television wall add to the overall comfort and aesthetic appeal of the room.

For those who prefer to keep their cooking separate from the living area, there is a separate kitchen accessed through a partially glazed door. The kitchen features two-tone units, an integrated fridge freezer, an electric oven, a 4-ring gas hob, and a dishwasher with plumbing for a washing machine. Double doors from the kitchen open onto a balcony, which is laid with artificial grass and features bamboo privacy fencing. This outdoor space is perfect for enjoying a glass of wine on warm summer evenings.

The apartment comprises two bedrooms. The master bedroom is a generously sized double room with a storage cupboard, while the second bedroom is also a double room and offers a full-length range of built-in robes and drawers. The bathroom features a contemporary white suite, complete with a bath, a thermostatic shower, a wash hand basin, and a close-coupled WC.

Outside the apartment, there are two allocated car parking spaces, with additional on-street parking available.

Built - 2006



Entrance:

Hallway

Living Dining Room

20'4" x 12'9" (6.2 x 3.9)

Kitchen

9'4" 7'7" (2.85 x 2.33)

Balcony

8'8" x 7'3" (2.66 x 2.22)

Bedroom 1

14'9" x 9'10" (4.5 x 3)

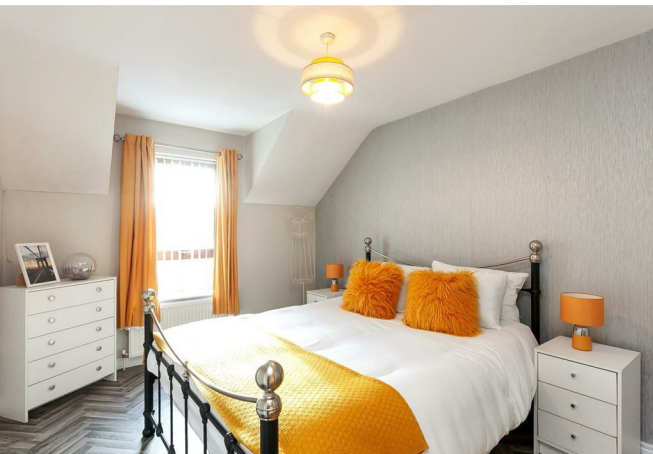
Bedroom 2

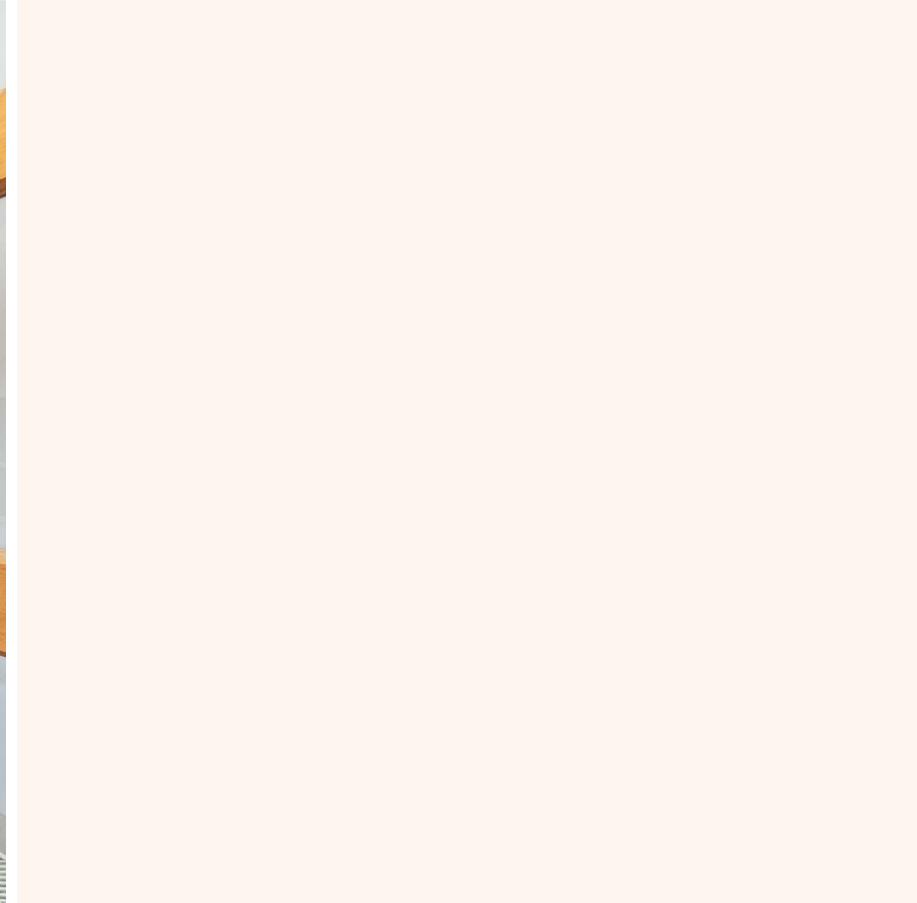
10'9" x 9'2" (3.3 x 2.8)

Bathroom

9'4" x 5'2" (2.85 x 1.6)

Outside



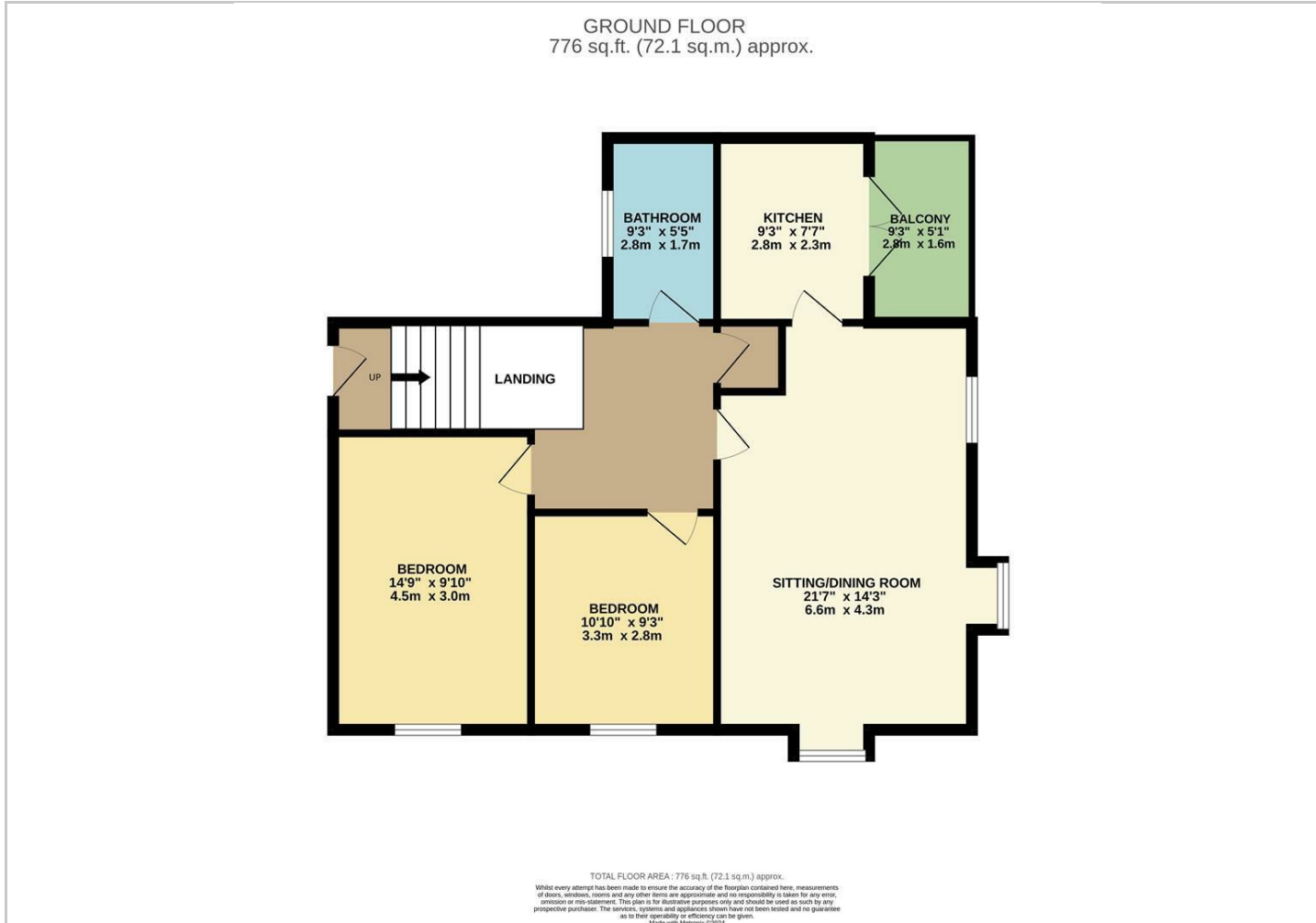


Directions





Floor Plans



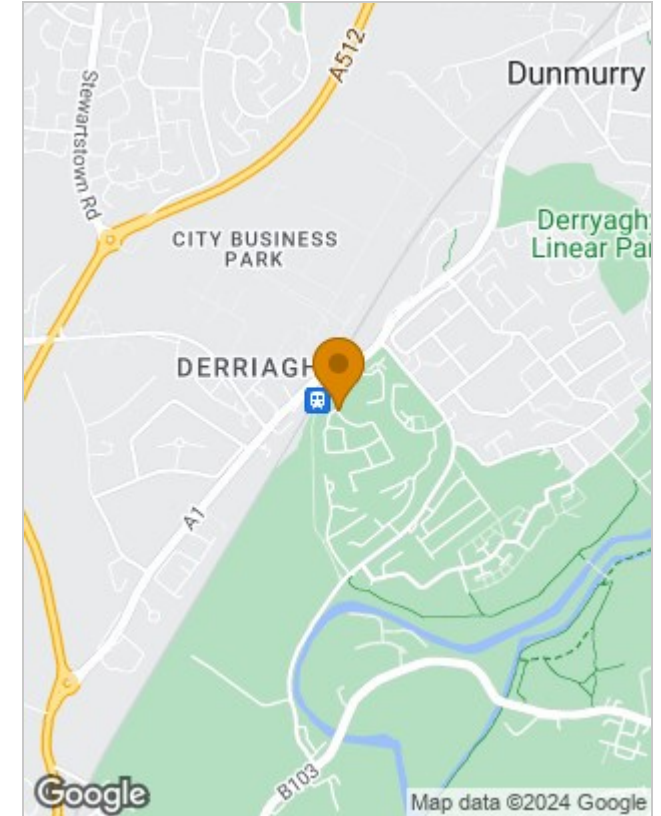
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: info@gerardmcclinton.co.uk <https://www.gerardmcclinton.co.uk>

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		