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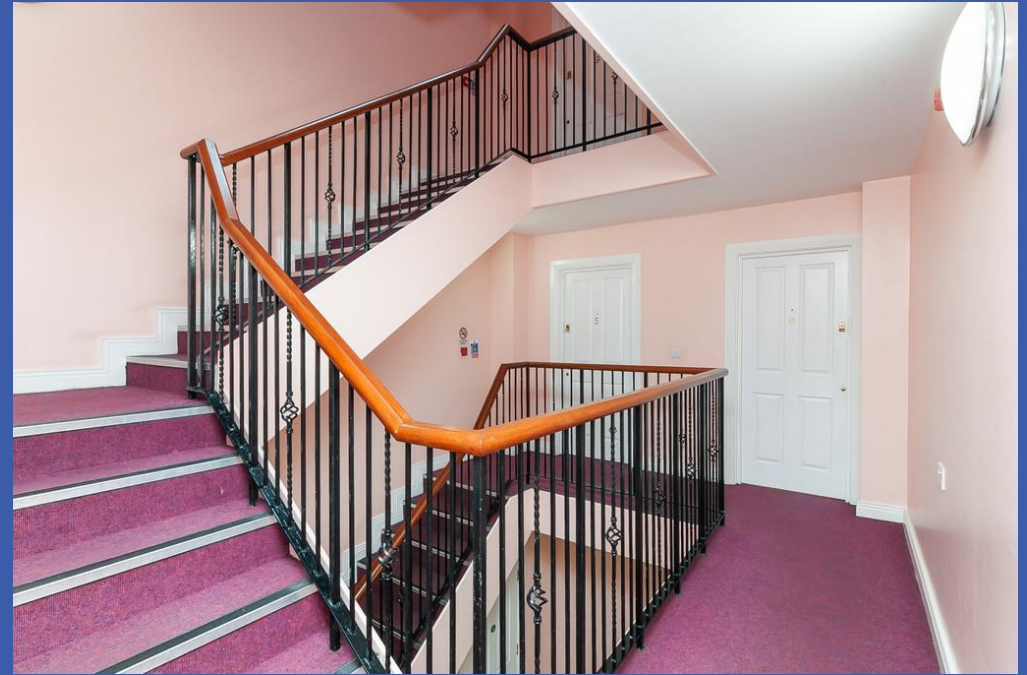
## 6 Lanyon Manor

2 Eglantine Place, Belfast  
BT9 6EY

£192,500

## 6 LANYON MANOR, BT9 6EY

- **Superb 1st Floor Apartment in an Exclusive Development**
- **Bright & Spacious Lounge with Dining Area**
- **Open Plan Kitchen with Appliances**
- **2 Double Bedrooms Including Master with Ensuite Shower Room**
- **Bathroom 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 Queens 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 refurbished by the current owners and offers bright accommodation with a lounge open plan to kitchen which includes recently installed appliances, two double bedrooms including master with ensuite and a bathroom.

In addition, the property benefits from allocated parking, gas fired central heating with a recently installed boiler 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 front door to communal entrance hall, stairs to first floor, communal landing, front door to entrance porch.

**ENTRANCE PORCH** Door to entrance hall.

**ENTRANCE HALL** Tiled floor, intercom system.

**LOUNGE WITH DINING AREA OPEN PLAN TO KITCHEN 20' 3" x 14' 10" (6.17m x 4.52m) (overall at widest points)** Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, Beko 4 ring hob with electric oven under and extractor fan over, plumbed for washing machine, integrated fridge/freezer, concealed gas fired boiler, part tiled walls, tiled floor, oak effect uPVC double glazed doors to half balcony.

**BEDROOM 13' 1" x 9' 3" (3.99m x 2.82m)**

**ENSUITE SHOWER ROOM** White suite comprising fully tiled shower cubicle, pedestal wash hand basin with splash tiling, low flush WC, tiled floor, extractor fan.

**BEDROOM 11' 8" x 8' 6" (3.56m x 2.59m)**

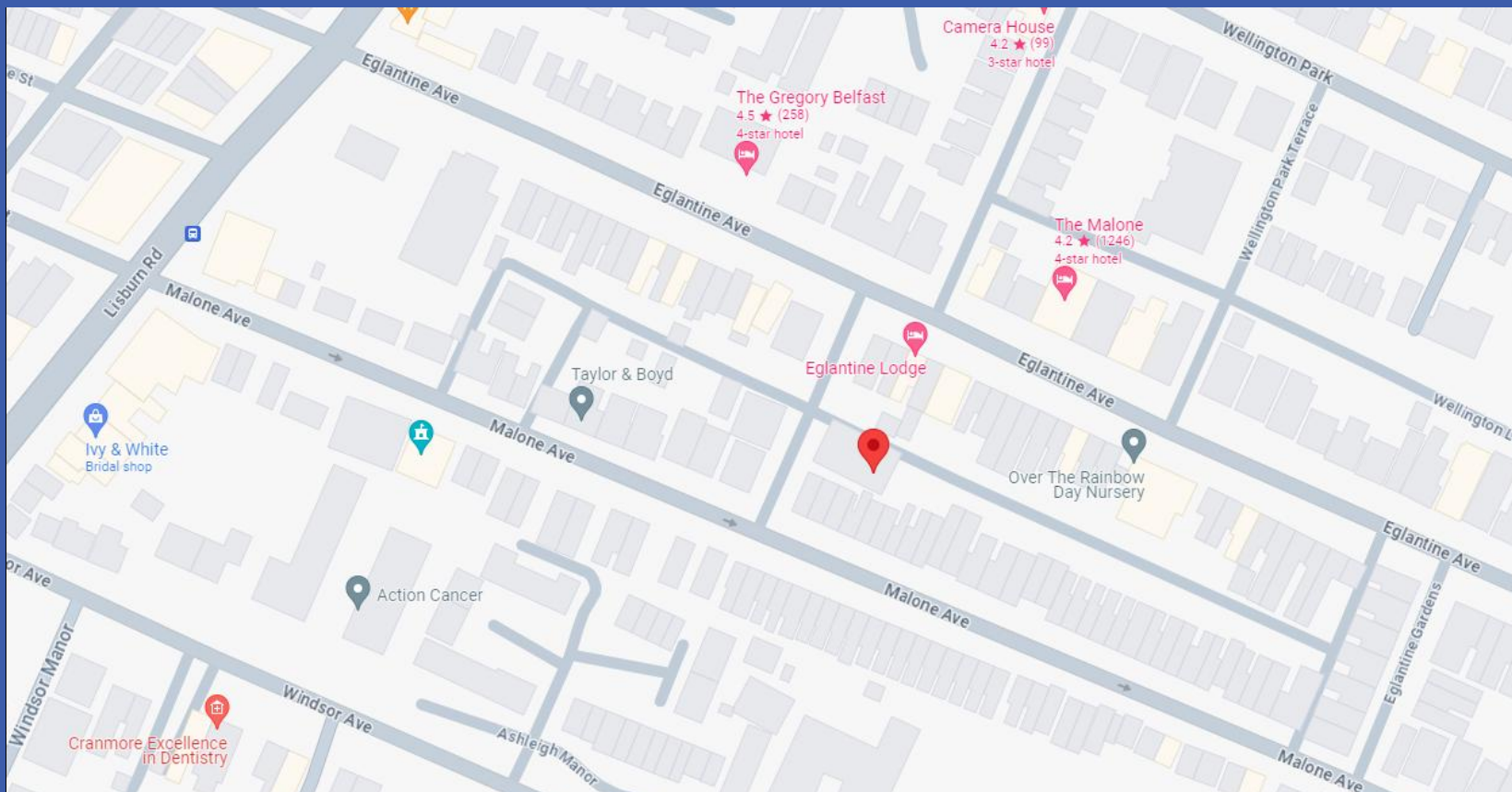
**BATHROOM** White suite comprising panelled bath with shower over, pedestal wash hand basin with splash tiling, low flush WC, tiled floor, part tiled walls, extractor fan.

**OUTSIDE** Allocated car parking space.



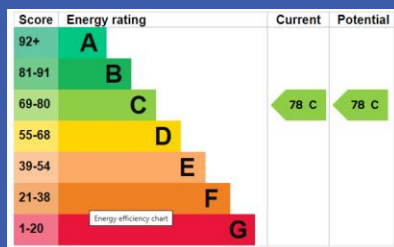






**Directions:**

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



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