

## 407 Crumlin Road , Belfast, BT14 7FY

**Offers Around £94,950**

Magnificent Modern Built Ground Floor Self Contained Apartment With Off Street Carparking

Holding a walled private corner site with small garden and walk round path, this superb purpose-built ground floor apartment is set within this most popular section of the Crumlin Road. The spacious recently re-modelled interior comprises 2 bedrooms, lounge with open plan newly fitted kitchen with dining area and bathroom in classic white suite. The dwelling further offers uPvc double glazed windows and benefits from extensive use of wood laminate and ceramic floor coverings. Private gardens and off street car parking combines with the most convenient location within a minutes' walk from churches, public transports and excellent local shopping.

Immediate inspection strongly recommended.

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		61	71
EU Directive 2002/91/EC			

# 407 Crumlin Road

, Belfast, BT14 7FY



- Modern Constructed Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge
- Wired For Economy 7 Heating
- Upvc Double Glazed Windows
- Classic White Bathroom
- Newly Fitted Kitchen
- Off Street Parking
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, point for economy 7 central heating, hot press/copper cylinder, ceramic tiled floor, storage cupboard.

## Lounge

14'4" x 11'10" (4.37 x 3.63)  
Wood laminate floor

## Kitchen

11'0" x 9'6" (3.36 x 2.92)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, integrated

extractor fan, plumbed for washing machine, under fridge space, partly tiled wall, ceramic tiled floor.

Rear lobby, ceramic tiled floor.

## Dining Area

Wood laminate floor.

## Bathroom

White suite comprising panelled bath, vanity unit, low flush wc, wall mounted electric heater, ceramic tiled floor.

## Bedroom

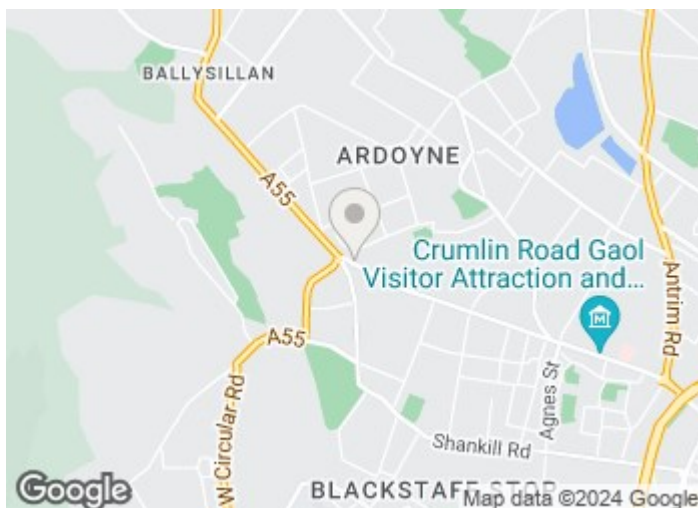
10'4" x 7'11" (3.17 x 2.43)  
Wood laminate floor.

## Bedroom

11'6" x 10'5" (3.53 x 3.20)  
Wood laminate floor .

## Outside

Walled garden front and side , communal rear garden  
Drive way in brick paving off street car parking.

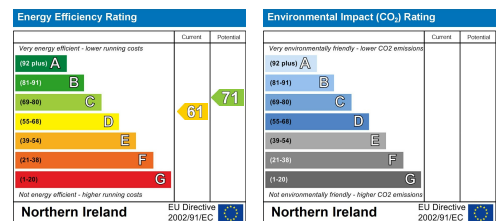


## Directions



# Floor Plan

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