

simon**BRIEN**  
RESIDENTIAL

5F Stranmillis Court,  
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Offers Over £165,000

Telephone 02890 668888  
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## KEY FEATURES

- Superb First Floor Apartment With River Views Off Stranmillis Road
- Bright And Spacious Lounge With Aspect Over Lagan River
- Modern Fitted Kitchen
- Two Double Bedrooms
- Luxury Recently Fitted Fully Tiled Bathroom
- Excellent Storage Including A Floored Roofspace
- Gas Fired Central Heating
- Double Glazing
- Communal Parking
- The Vibrant Stranmillis Village Within Walking Distance

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL:

Solid wood and glazed door to reception hall. Two storage cupboards with Worcester gas boiler. Access to partly floored roofspace

#### LIVING ROOM:

**14' 1" x 13' 12" (4.29m x 4.26m)**

Laminate wood floor



## DESCRIPTION

Superb first floor apartment located in a popular development off the Stranmillis Road, South Belfast. The property benefits from an excellent location within easy walking distance of the hustle and bustle of the vibrant Stranmillis Village.

The apartment has been finished to a high standard and comprises of a bright and spacious lounge with views towards the Lagan river, a modern kitchen, luxury recently fitted bathroom and two double bedrooms.

The property benefits from excellent storage and a spacious floored roofspace, gas fired central heating and double glazing.

Early viewing is advised to appreciate this fine home.

## MAIN BEDROOM:

**12' 11" x 9' 3" (3.94m x 2.81m)**



## BEDROOM (2):

**9' 6" x 9' 2" (2.89m x 2.80m)**



## KITCHEN:

**7' 2" x 6' 8" (2.19m x 2.04m)**

Ceramic tiled floor, range of high and low level units, stainless steel sink unit, space for cooker, plumbed for washing machine, extractor fan, space for fridge freezer



## FULLY TILED BATHROOM:

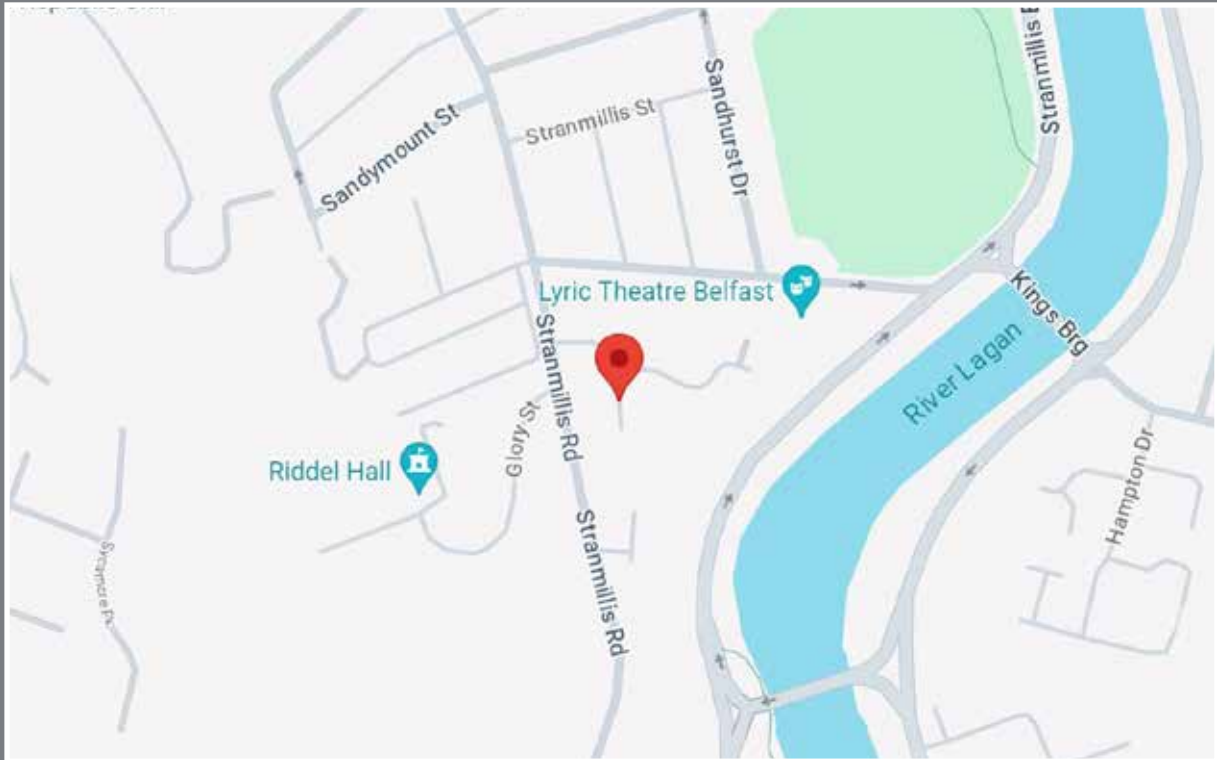
Low flush WC, pedestal wash hand basin with vanity unit, bath with rainhead shower above, shower cubicle, low voltage recessed spotlighting, extractor fan



## OUTSIDE

Communal parking

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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## Lettings Department

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REF: RL/F/24/SD



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