

Apt 3 2A Glandore Drive , Belfast, BT15 3FG

**Offers In The Region Of
£135,000**

This unique modern built penthouse apartment holds a prime site within this well regarded tree lined location just off the Antrim Road.

This bright and spacious apartment will have immediate appeal. The spacious interior comprises a communal entrance hall for just 2 apartments. Within the apartment is an bright entrance hall with views of Belfast lough in the distance, 2 double bedrooms and a large modern bathroom with both bath and separate shower, a spacious open plan lounge/kitchen with double aspect east and south facing windows with delightful outlook over Glandore avenue. A modern fitted kitchen incorporating built-in oven and hob with dining area. The dwelling further offers upvc double glazed windows, gas fired central heating with a new combi boiler installed 2021, low outgoings, extensive use of wooden and ceramic floor coverings and affords unique aspect and views. Off street parking is included in adjoining Garage and a most convenient location with excellent transport links including the proposed new "North South Glider" service stop just a short walk away, local shopping and popular schools all within walking distance as well as an award winning local residents group makes this a unique opportunity not to be missed - Immediate inspection highly 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			
		72	75
Northern Ireland		EU Directive 2002/91/EC	

Apt 3 2A Glandore Drive

, Belfast, BT15 3FG



- Modern Constructed Penthouse Apartment
- Open Plan To Modern Fitted Kitchen
- Modern White Bathroom Suite
- 2 Double Bedrooms
- Upvc Double Glazed Windows
- Garaging
- Spacious Lounge With Double Aspect Windows
- Gas Central Heating
- Most Popular Location

Communal Entrance Hall

Pvc double glazed entrance door, ceramic tiled floor, intercom entry.

Entrance Hall

Hardwood entrance door, wood laminate floor, double panelled radiator.

Lounge

23'4" x 16'3" (7.13 x 4.96)

Wood laminate floor, gas boiler, double panelled radiator x 2.

Open plan to

Kitchen

Single drainer stainless steel sink

unit, extensive range of high and low level units, formica worktops, built-in oven and induction hob, glass splash back, integrated extractor fan, fridge/freezer space, plumbed for washing machine, wood laminate floor.

Utility Cupboard

Plumbed for tumble dryer.

Bathroom

Contemporary white suite comprising panelled bath, telephone hand shower, fully tiled shower cubicle, pedestal wash hand basin, low flush wc, thermostatically controlled

shower, partly tiled walls, Lvf flooring, panelled radiator.

Bedroom

11'5" x 8'7" (3.49 x 2.64)

Wood laminate floor, panelled radiator.

Bedroom

15'2" x 10'10" (4.63 x 3.32)

Wood laminate floor, double panelled radiator.

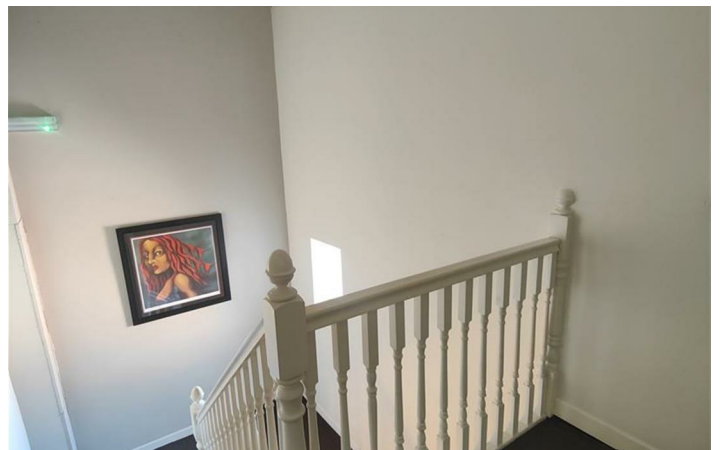
Garage

Roller shutter door, storage.

Management Fees Approx £ 75 per month.



Directions



Floor Plan



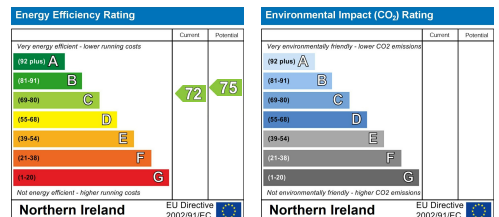
Apartment 3, 2a Glandore Drive, BELFAST, BT15 3FG



Total Area: 69.0 m² ... 742 ft²

All measurements are approximate and for display purposes only

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