

simon**BRIEN**
RESIDENTIAL

Apartment 351 The Bakery,
Belfast, BT7 3GB



Asking Price £249,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Well-Appointed Third Floor Apartment Set Within Landmark Bakery Development
- Exceptionally Well Presented And Spacious Accommodation Throughout
- Two Double Bedrooms
- Superb Open Plan Living/Kitchen/Dining With Range Of Integrated Appliances
- Contemporary Bathroom And Ensuite
- Gas Heating
- Lift Access To All Floors
- Secure Designated Parking Area
- High Quality Common Areas Throughout Together With Gym
- Popular And Convenient Ormeau Road Location Close To Ormeau Park, Belfast City Centre, Queens University And All Local Amenities

DESCRIPTION

The Bakery Development, which is located on the main Ormeau Road, has consistently proved popular to a vast array of purchasers who appreciate the convenience to all local amenities, as well as Belfast city centre and transport routes connecting further afield.

This particular unit is exceptionally well located on the third floor and has exceptionally spacious accommodation comprising of two double bedrooms, superb open plan living/kitchen/dining, contemporary bathroom and ensuite

Likely to be of interest to the young professional, investor or those downsizing within the area. Viewing is by appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood door. Oak flooring. Built-in cloaks cupboard.



LIVING/KITCHEN/DINING:

29' 6" x 19' 5" (8.99m x 5.92m)

Kitchen with excellent range of high and low level units. 1.5 tub single drainer sink unit. 5 ring gas hob. Integrated fridge/freezer. Dishwasher. Microwave. Washer/dryer. Ceramic tiled floor.

Living room with oak flooring





BEDROOM (1):
15' 0" x 12' 1" (4.57m x 3.68m)
Built in Wardrobe



ENSUITE BATHROOM:
Fully tiled shower enclosure. Low flush WC. Wash hand basin. Part wall tiling. Ceramic tiled floor. Heated towel rail.

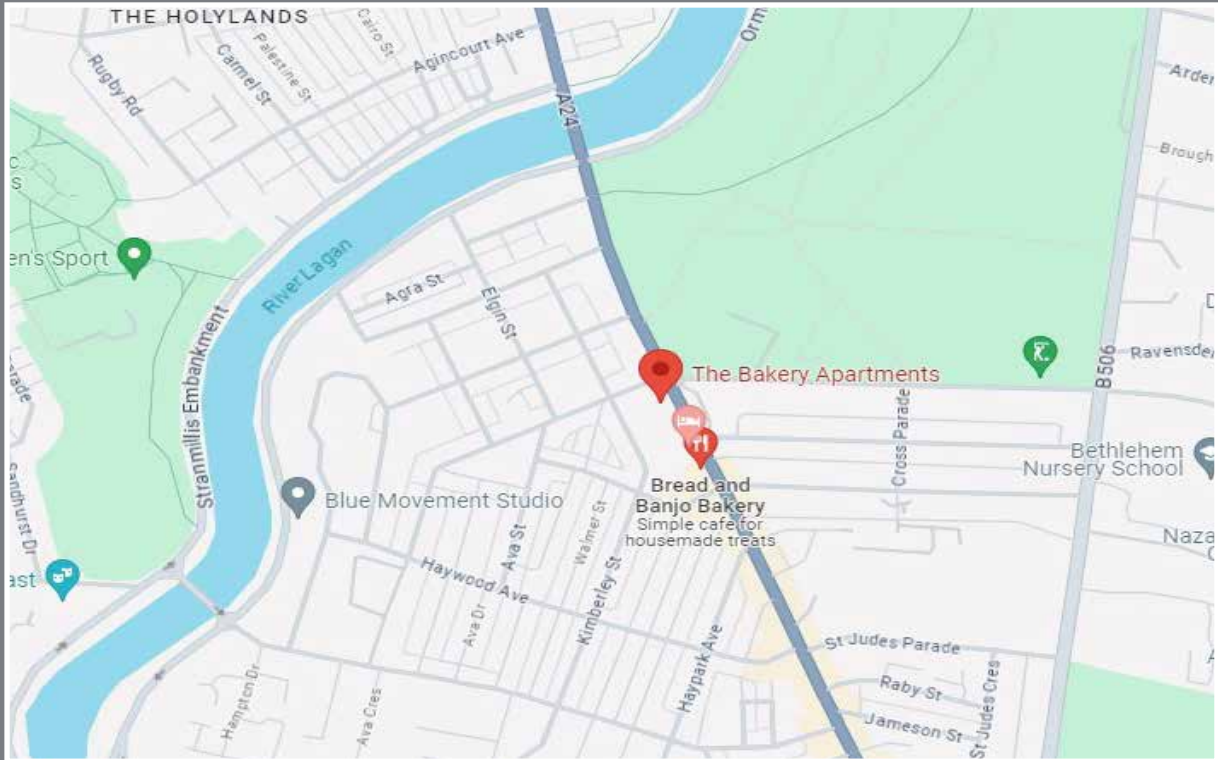
BEDROOM (2):
15' 0" x 10' 10" (4.57m x 3.3m)
Built in Wardrobe



BATHROOM:
White suite. Panelled bath, mixer tap, telephone hand shower. Low flush WC. Wash hand basin. Heated towel rail. Part wall tiling. Ceramic tiled floor.



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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/G/24/SD



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
Awaiting EPC Rating Information		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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