

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APARTMENT 4 PINE LODGE, 3A  
CHERRYVALLEY, BELFAST, BT5**

**£995**



Located in the Cherryvalley area, Belfast, this beautifully presented first floor apartment offers private, modern living within walking distance to local amenities and within easy commuting distance to Belfast City Centre or Dundonald.

The apartment boasts one large, bright and spacious reception room, a modern fully fitted kitchen with integrated appliances and feature centre island, two double bedrooms, gas fired heating and double glazed windows. A private parking lot, an allocated parking space and well maintained communal gardens add to the list of reasons to view this apartment.

View now to avoid disappointment!

## Key Features

- Spacious Lounge / Dining Area
- Modern Kitchen With A Range Of High And Low Level Units And Feature Centre Island
- Gas Fired Central Heating And Double Glazed Windows
- Two Well Proportioned Bedrooms, One With Built In Wardrobes
- Bathroom With Panelled Bath And Separate Shower Cubicle
- Parking Space And Paved Communal Area To Rear
- Convenient Location Close To A Range Of Local Amenities
- Well Presented First Floor Apartment In The Popular Cherryvalley Area
- First Open Viewing Friday 26th 5:00-5:30



### Accommodation

#### Comprises:

#### Entrance Hall

Hard wood front door.

#### Living / Dining Area

20'0" x 12'3"

Strip flooring.

#### Kitchen

11'9" x 10'5"

Range of high and low level units, single drainer stainless steel sink unit, oven, four ring ceramic hob, integrated washing machine, integrated dishwasher, integrated fridge freezer, centre island unit with breakfast bar and fully tiled flooring.

#### Bedroom 1

13'5" x 12'2"

#### Bedroom 2

10'8" x 10'2"

Built in wardrobes and laminate strip wood flooring.

### Bathroom

White suite comprising panelled bath with telephone handle shower, vanity unit, low flush wc, separate shower cubicle, towel rail and tiled effect panelled walls.

### Roofspace

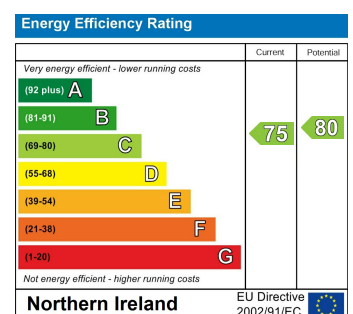
Access via 'Slingsby' type ladder, gas fired boiler and partly floored.

### Outside

Parking space to front plus visitors spaces.

Paved communal area to rear.

Management charges - £50/month, rates £765/year ( approx)



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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