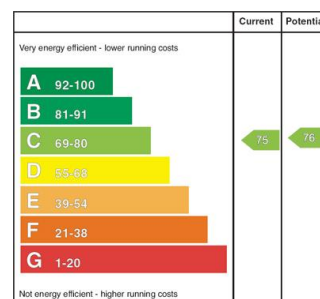




28 BAILEY MANOR , DUNDONALD, BELFAST, BT16 2NZ FOR SALE: £125,000

Attractive 2nd Floor Apartment
Two Double Bedrooms
Master With En-Suite Shower Room
Modern Fully Fitted Kitchen
Stylish Contemporary Bathroom
Gas Fired Central Heating
Off-Street Parking
Easy Access to City Centre via 'Glider' Bus Service

7504-3040-5203-9384-4200



This stylish apartment offers bright and modern accommodation. The property consists of a spacious living room, modern fitted kitchen, two bedrooms, master with en-suite and a fully fitted kitchen. It also benefits from off-street parking and gas fired central heating. The development is conveniently located to Dundonald Village, the Ulster Hospital and has excellent transport links to Belfast City Centre. Early viewing is highly recommended.

THE PROPERTY COMPRISES:

Ground Floor

Communal front door to, communal hallway and stairs.

Second Floor

Solid wood front door to:

HALLWAY: Double panelled radiator, wall mounted intercom, storage cupboard, Velux windows.

LIVING ROOM: 12' 8" x 11' 7" (3.87m x 3.54m) Double panelled radiator x 2, Velux windows.

KITCHEN: 13' 6" x 9' 1" (4.11m x 2.76m) Ceramic tiled floor, double panelled radiator, low voltage spotlights, range of high and low level units, single drainer stainless steel sink unit with mixer tap, gas hob, electric oven, stainless steel extractor over, plumbed for washing machine, cupboard containing Baxi gas boiler, Velux window.

BEDROOM (1): 10' 7" x 10' 12" (3.23m x 3.34m) Double panelled radiator,

ENSUITE SHOWER ROOM: Ceramic tiled floor. tiled shower cubicle with thermostatically controlled shower, white bathroom suite comprising, low flush w.c., pedestal wash hand basin with mixer tap, low voltage spot lighting, extractor fan, double panelled radiator.

BEDROOM (2): 10' 7" x 7' 9" (3.23m x 2.37m) Double panelled radiator, Velux window.

BATHROOM: Ceramic tiled floor, partially tiled walls, single panelled radiator, white bathroom suite comprising, panelled bath with thermostatically controlled shower, low flush w.c., pedestal wash hand basin with mixer tap, extractor fan, Velux window.

Outside

Communal parking and gardens.

LOCATION: Bailey Manor is located off Robbs Road

AMPmni, 54 Belmont Road, Belfast, BT4 2AN. Telephone 028 9067 3777 Email: info@ampmni.com Web: www.ampmni.com

AMPmni, for themselves and for the Vendors or Lessors of the property, whose agents they are, give notice that; i) these particulars are given without responsibility of AMPmni or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) AMPmni cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AMPmni has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AMPmni will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

