



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

27b Windsor Avenue

Malone Road, Belfast
BT9 6EE

Offers Over £189,950

27B WINDSOR AVENUE, BT9 6EE

- **Delightful Ground Floor Apartment**
- **Two Well Proportioned Bedrooms**
- **Lounge/Dining Room With Feature Fireplace And Stunning Ornate Cornicing**
- **Kitchen With Range Of Modern Fitted Units**
- **Bathroom With Contemporary White Suite And Master Ensuite**
- **Converted From Victorian Semi-Detached Property**
- **Many Original Details Retained Throughout**
- **Gas Fired Central Heating**
- **Communal Landscaped Garden And Car Parking**
- **Superb Location Close To Amenities Of Lisburn And Malone Road**

This delightful ground floor apartment is superbly located on Windsor Avenue, between the Lisburn and Malone Roads close to the bustling Lisburn Road and all the amenities offered in highly sought after area.

The apartment has been converted from a traditional Victorian semi-detached property and as a result retains many original period details including high ceiling heights and stunning ornate cornicing.

The current layout facilitates an open plan lounge and formal dining room, with separate modern fitted kitchen and breakfast area. The apartment has two well proportioned double bedrooms and there is superb modern bathroom with contemporary white suite and matching ensuite shower room to the master bedroom. There are also communal gardens and an extensive parking area to the front.

This superb home needs to be seen to fully appreciate the level of specification and finish internally and we would recommend viewing at your earliest convenience.







PROPERTY COMPRISES

Hardwood entrance door leading to...

ENTRANCE HALL Tiled floor.

UTILITY CUPBOARD Plumbed for washing machine.

LOUNGE/DINING ROOM 21' 8" x 14' 2" (6.6m x 4.32m) Feature fireplace with decorative tiled inset and hearth. Stunning original ornate cornicing and ceiling rose. Picture rail.

KITCHEN 8' 1" x 7' 10" (2.46m x 2.39m) Range of modern fitted high and low level units with granite work surfaces. Franke stainless steel sink unit with mixer taps. Integrated five ring gas hob. Stainless steel under oven. Integrated Liebherr fridge. Tiled floor. Tiled splashbacks. Breakfast bar. Gas fired boiler.

SHOWER ROOM Modern white suite with walk in shower cubicle with drencher head, low flush wc, vanity wash basin. Stainless steel towel radiator. Tiled floor. Tiled walls. Recessed low voltage spotlights. Extractor fan.

INNER HALL





MASTER BEDROOM 10' 6" x 9' 11" (3.2m x 3.02m)

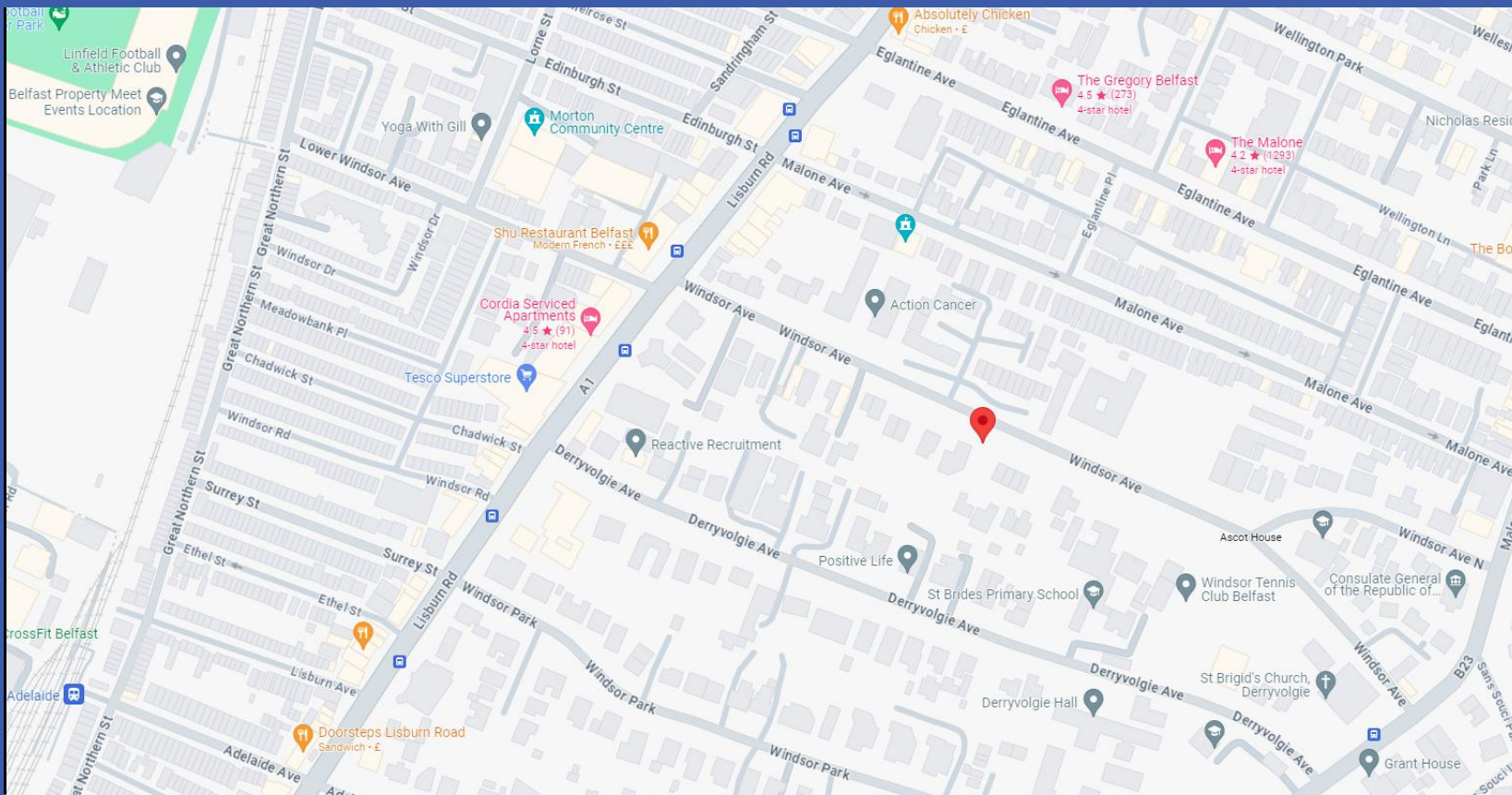
ENSUITE Modern white suite comprising panelled bath with drencher shower head, vanity wash hand basin and low flush wc. Tiled floor. Tiled walls. Recessed low voltage spotlights. Stainless steel towel radiator.

BEDROOM 11' 8" x 10' 9" (3.56m x 3.28m) (@ widest points) Built in storage cupboard.

OUTSIDE Communal landscaped gardens and car parking area.







Directions:

Coming out of Belfast on Malone Road, Windsor Avenue is on the right hand side after the junction with Chlorine Gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents 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 Fetherstons 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) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has 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 tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.