



6 Belvedere Manor, Belfast, BT9 6FT

Price Guide £385,000

Beautifully presented, this end townhouse is located in a gated development just off Windsor Park between the Lisburn & Malone Roads in South Belfast. The spacious accommodation, over three floors will appeal to a range of buyers. On the first floor there is a spacious lounge with feature gas fire and front and side bay windows making the room bright & airy. There is also a contemporary fitted kitchen with a range of integrated appliances open plan to dining. The second floor comprises two excellent bedrooms (master with en-suite shower room) and modern bathroom suite. On the ground floor, there are is a further bedroom, shower room, utility room and garage which has been converted to an additional living room. Outside the property benefits from a private, enclosed garden to rear and parking to front. Ideal for a range of buyers including the young professional seeking city convenience, those downsizing whilst wanting to stay within a safe and secure environment or young families wanting into the area due to leading schools, we encourage early viewing.

- Beautifully Presented End Townhouse In Gated Development Off The Malone Road
- Contemporary Kitchen / Dining
- Two Further Bedrooms Both With Built In Wardrobes
- Enclosed Garden To Rear, Off Street Parking To Front
- Sought After Location Within Walking Distance To Queens University, Lisburn Road, Shops, Cafes & Leading Schools
- Bright & Spacious Lounge With Feature Gas Fire
- Master Bedroom With En-suite Shower Room
- Ground Floor Utility, Shower Room & TV Room
- Gas Fired Central Heating / PVC Double Glazing
- Three Double Bedrooms All With Built In Robes

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	71
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE FIRST FLOOR**



LOUNGE 20'11" x 14'6" (6.4 x 4.42)



Beautiful gas fire with sandstone surround, herringbone wood floor, bay windows & recessed spotlighting.



KITCHEN / DINING 16'4" x 10'2" (4.98 x 3.10)



Excellent range of high and low level units, integrated appliances to include fridge / freezer, dishwasher, double oven, 1.5 stainless steel sink unit with drainer & mixer tap, 4 ring hob, stainless steel extractor fan, recessed spotlighting.



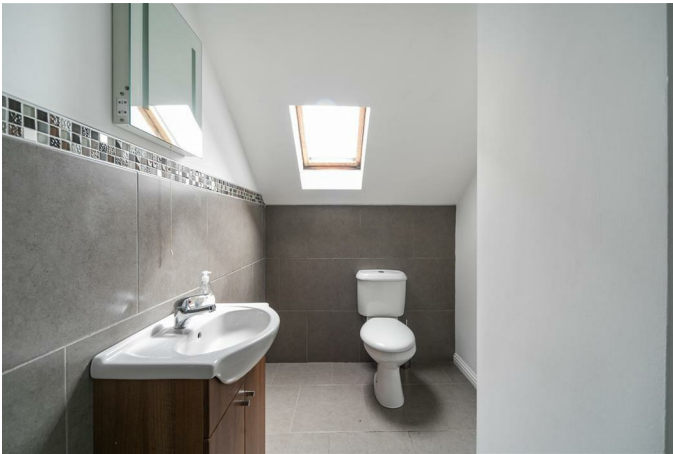
ON THE SECOND FLOOR

MASTER BEDROOM 20'0" x 19'1" (6.12 x 5.82)



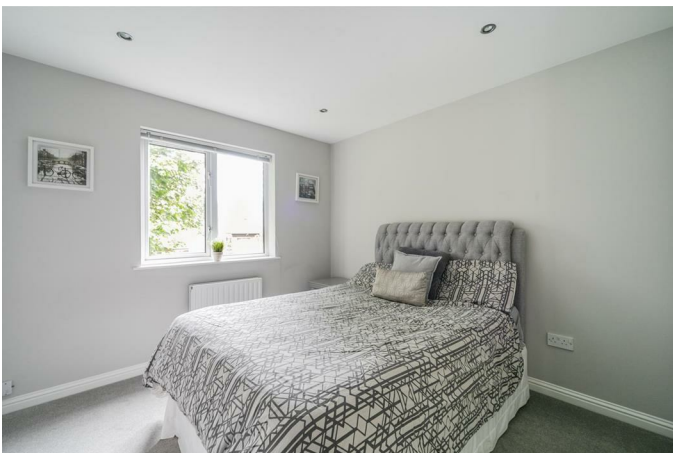
Built in wardrobes. Bay window.

EN-SUITE



White suite comprising walk in shower, wash hand basin with vanity unit below, low flush W.C, part tiled walls, tiled floor.

BEDROOM TWO 10'2" x 10'0" (3.12 x 3.05)



Built in wardrobes.

BATHROOM



Contemporary white suite comprising panel bath with shower over, pedestal wash hand basin, low flush W.C, chrome wall mounted radiator, fully tiled walls, ceramic tiled floor.

ON THE GROUND FLOOR

BEDROOM THREE 10'7" x 10'2" (3.23 x 3.10)



Built in wardrobes.

SHOWER ROOM

Comprising walk in shower, low flush W.C, wash hand basin with vanity unit below, fully tiled walls, tiled floor.

UTILITY 10'0" x 6'2" (3.07 x 1.88)

Plumbed for washing machine & tumble dryer.

TV ROOM 12'7" x 11'6" (3.84 x 3.51)

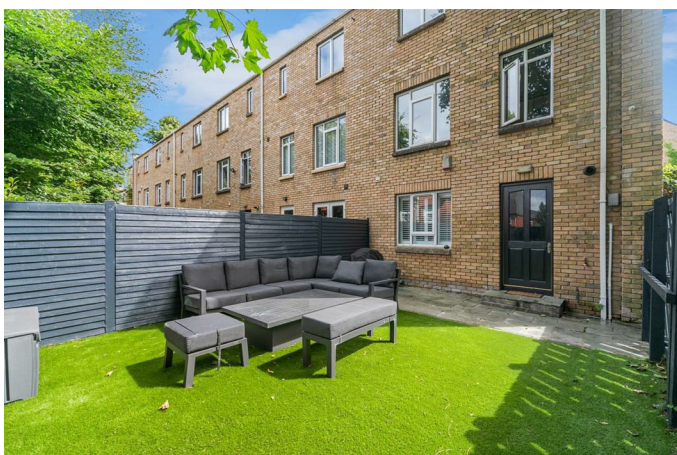


Recessed spotlighting, storage off.

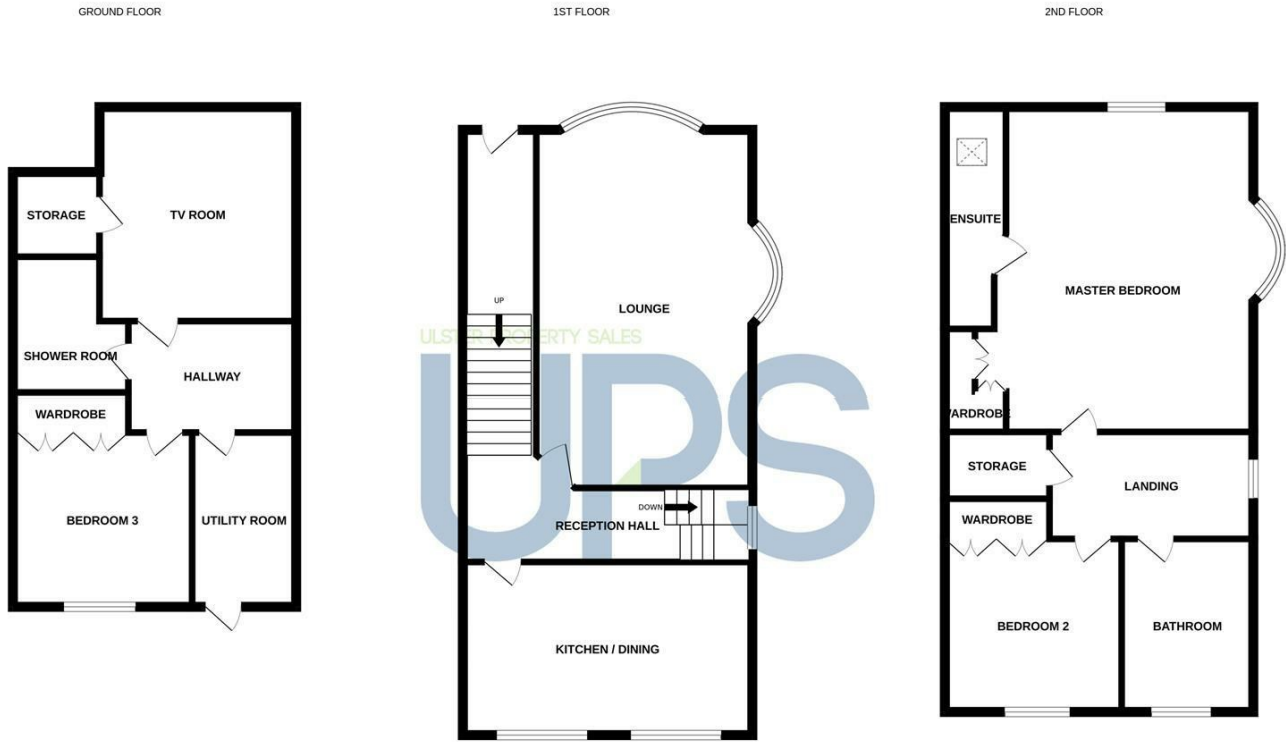
OUTSIDE



Enclosed garden to rear with newly fitted fencing and patio area. Off street parking to front.

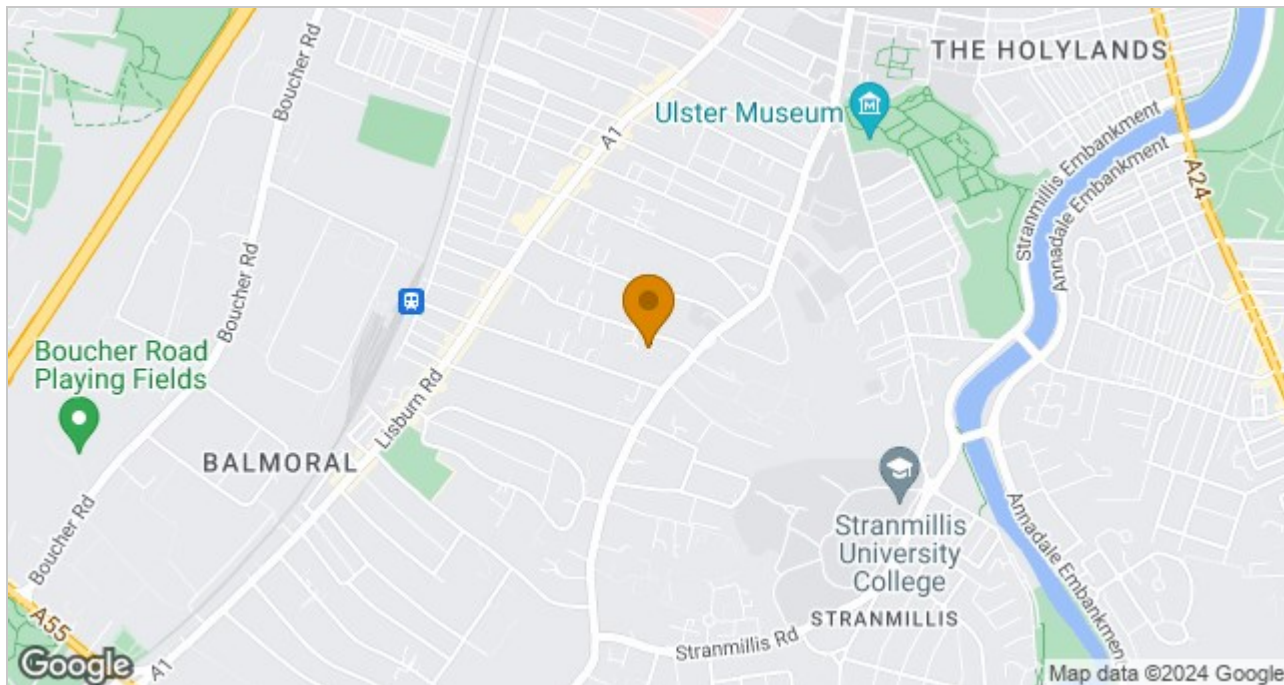


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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