

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



48 LAGANVIEW COURT, BELFAST, BT5 4AR

OFFERS OVER £265,000

Located on the banks of the river Lagan and opposite the Waterfront Hall this split-level penthouse has spectacular views over Belfast City Centre and is ideally located not only within walking distance to the city centre but also offers easy access to the wide range of road networks to the George Best City airport, the SSE Arena and many other surrounding amenities.

Approached through electric gates and leading to a private car parking area, Penthouse 48 is situated over to the right of the building and upon entering the building the lift will take you to the third floor where you are met, with a spacious reception hall offering a cloakroom with WC, two storage cupboards and a solid Oak staircase. Next, a large bright living room, open plan to a dining area and access onto a private balcony where you will immediately be impressed with the stunning views over the River Lagan to the City Centre. The well appointed solid wood kitchen offers an excellent range of cupboard space, double oven, gas five ring hob and granite work tops, plus the added bonus of a utility area with plumbing for a washing machine and gas boiler.

On the fourth floor the property offers a large landing with a velux window which is ideal for a home office area, and three bedrooms, the master bedroom also offering a private balcony plus a bathroom suite with both a bath and shower cubicle, and fully tiled walls.

Ideal for a wide range of purchasers and offering amazing convenience, bright, spacious accommodation this penthouse must be viewed to fully appreciate all it has to offer.



Key Features

- Excellent Third Floor Duplex
- Secure Location With Electric Gates & Lift Access
- Spacious Lounge With Balcony Open To Dining Area
- Solid Wood Kitchen With Double Oven Leading To Utility
- Three Good Size Bedrooms, Master With Balcony
- Bathroom With Both Bath And Shower Cubicle
- Stunning Views Across The River Lagan To The City
- Convenient Location Close To Countless Amenities



Accommodation Comprises

Communal Entrance Hall

Stairs, lift access to third floor.

Reception Hall

Cloakroom

White suite comprising low flush WC, pedestal wash hand basin, partly tiled walls, 2 storage cupboards.

Living Room

13'0 x 12'3

PVC sliding door to balcony, open to:-

Kitchen/Dining Space

26'0 x 9'9

Excellent range of high and low level units, sink unit with mixer tap, stainless steel double oven and gas 5 ring hob, integrated dishwasher, granite work tops. solid wood strip flooring, partly tiled walls.

Utility Room

Plumbed for washing machine, gas boiler.

Stairs To Fourth Floor

Landing

Feature Velux window, study area, upper exit door.

Master Bedroom

13'6 x 12'0

Recessed spotlighting, PVC sliding door to balcony.

Bedroom 2

11'7 x 9'8

Bedroom 3

10'7 x 10'2

Bathroom

White suite comprising panelled bath, telephone hand shower, shower cubicle, low flush WC, pedestal wash hand basin, fully tiled walls, fully tiled floor, recessed spotlighting.

Additional Information

Management Fee £110 per month. Dedicated car park space plus parking for visitors. Private gated access to Lagan walkway via communal gardens.









