


Apartment 154, Wellwood Street,
Belfast, County Antrim, BT12

Asking Price: £169,950

 **Reeds Rains**

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Asking Price: £169,950

EPC Rating: C

An excellent first floor apartment, walking distance from Belfast City Centre.

Entrance Hall

The entrance hall has a composite front door and a large and convenient storage cupboard.

Living/Kitchen/Dining

33'8" x 12'3" (10.26m x 3.73m)

Partial open plan living space with carpet flooring and double doors to the communal courtyard space. There is also room for dining in the living room, or in the kitchen. The bright and modern kitchen offers a good range of high and low level units, and integrated appliances to include a fridge freezer, electric oven and a four ring gas hob, and a stainless steel extractor hood and splashback. The kitchen has been well finished with a tiled floor and ceiling spotlights.

Bedroom One

15'6" x 11' (4.72m x 3.35m)

A very impressive double bedroom with built in wardrobe, and ensuite shower room.

Ensuite Shower Room

9'3" x 3'11" (2.82m x 1.2m)

The ensuite offers a low flush wc, wash hand basin with mixer tap, and a shower cubicle with overhead thermo-controlled unit.

Bedroom Two

11'3" x 8'6" (3.43m x 2.6m)

A spacious double bedroom with carpet flooring.

Bathroom

8'6" x 5'7" (2.6m x 1.7m)

A modern bathroom suite with a low flush wc, wash hand basin with antique style mixer tap and a double ended bath with overhead telephone style shower head. The bathroom has been finished with a tiled floor, tiled walls and ceiling spotlights.

External

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

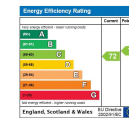
There is a secure allocated car parking space on ground level. Lift access is also available from the car park. There is also an on-site gym.

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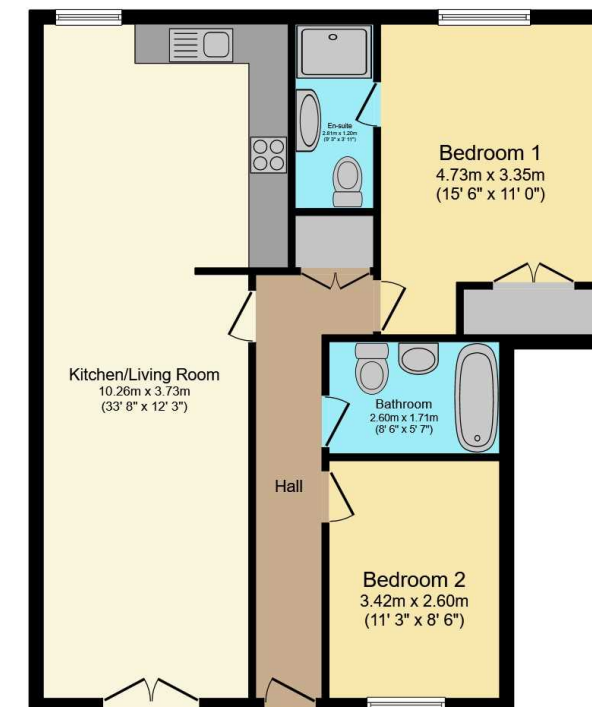
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 78.5 m² (845 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Other important information which you will need to know about this property can be found at reedsrains.co.uk