



APT 35 SEQUOIA BUILDING, 1 REDWOOD GROVE, DUNMURRY, BELFAST, BT17 9FE

A rare opportunity to purchase this modern first-floor apartment that is superbly placed tucked away within this popular residential location adjacent to beautiful mature greenery and provides a most peaceful setting within this highly sought-after location that is convenient to both Belfast and Lisburn as well as arterial routes and the motorway network, not to mention a short walk to the newly upgraded and extended Derriagh railway station that travels both Belfast bound and Southbound, making this an ideal apartment for those who need to commute as well as those seeking safe and secure living space in a bright and airy environment.

The apartment is very highly efficient (EPC B-84) and extends to around an impressive 775 sq ft and has access to designated car parking and must be seen to be fully appreciated. The well-appointed living space is briefly outlined below.

Two good-sized bedrooms, the principal bedroom with a private en-suite shower room, and an additional white bathroom suite with spotlights and decorative tiling.

In addition, there is an eye-catching living room with a solid wooden floor and features double doors / Juliet-style balcony with views over beautiful mature greenery and allows for plenty of light to enter. In addition, the living room has a contemporary open-plan kitchen/dining arrangement and provides the perfect place to entertain.

Other qualities include gas-fired central heating (new gas boiler installed) and Upvc double glazing, as well as on-street and off-street car parking.

Viewing comes strongly recommended in order to fully appreciate this magnificent apartment that enjoys this very convenient residential location that is in high demand.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

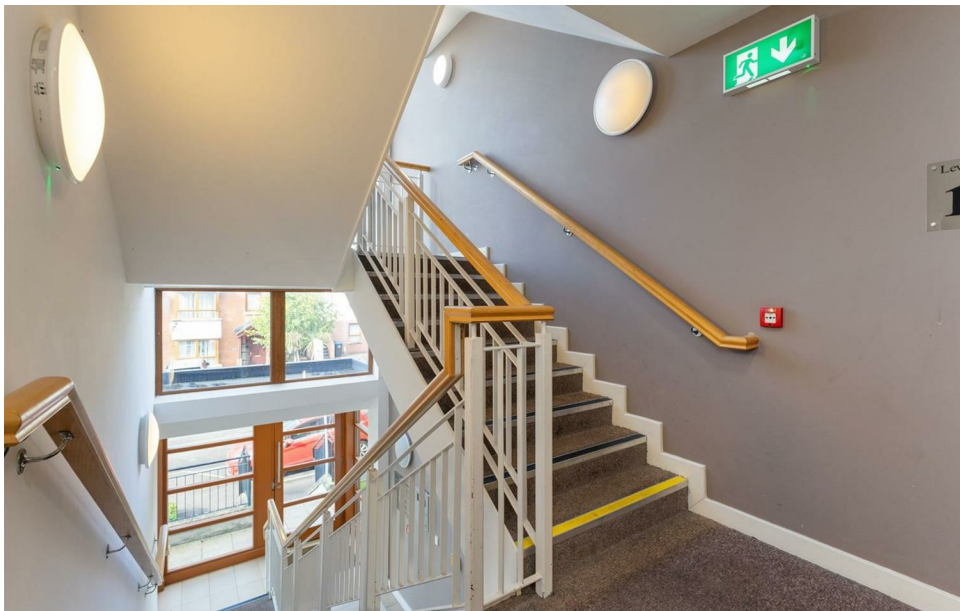
OFFERS AROUND £144,950

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Key Features

- Modern first floor apartment that is superbly located within this popular residential location close to both Belfast and Lisburn.
- Two good sized bedrooms.
- Additional white bathroom suite with spotlights and decorative tiling.
- Living room has a contemporary open plan kitchen / dining arrangement.
- On-street and designated car-parking.
- Short walk away from the newly upgraded and extended Derriaghy Railway Station.
- Principle bedroom with ensuite shower room.
- Eye catching living room with a solid wooden floor, feature double doors and Juliet style balcony.
- Gas fired central heating system. (New gas boiler installed) / Upvc double glazing / Very energy efficient (EPC B-84)
- A beautiful, bright and airy apartment within this extremely desirable location, early viewing strongly recommended.





GROUND FLOOR

Door entry intercom system, stairs to:

FIRST FLOOR

APARTMENT ENTRANCE

Hardwood front door to:

ENTRANCE HALL

To:

LIVING ROOM

22'10 x 16'3

Solid wooden floor, feature double doors, Juliet style balcony.

KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, integrated fridge and freezer, built-in hob and underoven.

PRINCIPAL BEDROOM

15'7 x 8'9

Solid wooden floor.

ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, partially tiled walls, tiled floor, extractor fan, spotlights.

BEDROOM 2

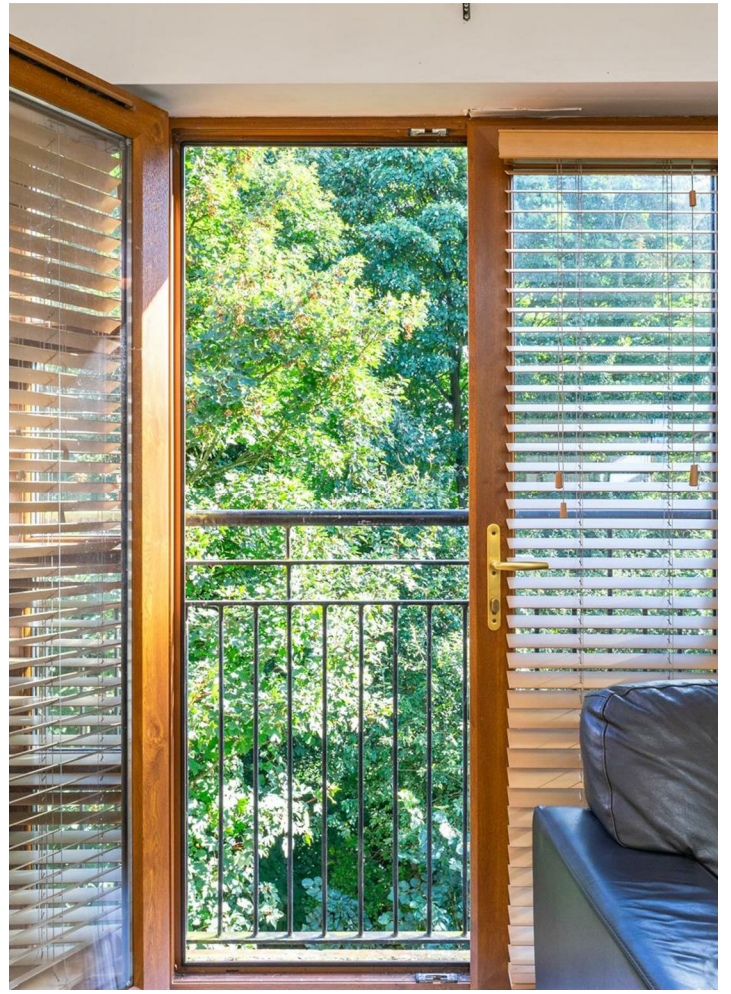
Solid wooden floor.

WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush w.c, pedestal wash hand basin, spotlights, extractor fan, partially tiled walls, tiled floor.

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REI EACT RT17 QEE**









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Questions you may have.

**Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16824250

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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