



1G Castlecoole Lodge, Belvoir Drive, Belfast, BT8 7BE

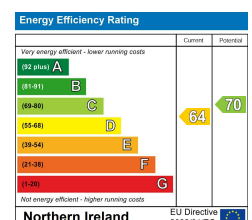
Asking Price £79,950

Castlecoole Lodge is conveniently found just off the top of Belvoir Drive in the Belvoir estate. With an excellent selection of primary and post primary schools, shopping facilities such as Forestside and Tesco Newtownbreda, public transport links into and out of Belfast city centre, and open green areas such as Belvoir Forest, nothing is ever more than a stones throw away.

The property itself is a deceptively spacious duplex apartment measuring approx 700 sq ft and comprises of two double bedrooms, lounge open to dining area, fitted kitchen and white bathroom suite on the first floor. In addition to this the property also benefits from gas fired central heating, upvc double glazing and a large storage cupboard located on the first floor landing. Externally there is an enclosed rear yard, an additional storage unit found on the ground floor of the main building and a lay-by parking area to the front of the property.

Although in need of some modernisation, this property has been keenly priced and would make a perfect purchase for a young first time buyer or investor.

- Top Floor Duplex Apartment
- Lounge / Dining Room
- White Bathroom Suite
- Double Glazed
- Stunning Views over Belfast
- Two Double Bedrooms
- Fitted Kitchen
- Gas Heating
- Enclosed Rear Yard and Storage Cupboard
- Excellent First Time Purchase and/or Investment



Communal Hallway

Glazed composite front door opens onto communal entrance hall. Stairs offer access to all levels.

Entrance Hall 10'0" x 6'3" (3.05m x 1.93m)



Hardwood front door opens onto entrance hall. Access to under stair storage

Lounge / Dining Room 18'11" x 9'10" (5.77m x 3.02m)



Spacious lounge / dining area with dual aspect windows offering views over Belfast.

View from Lounge



Fitted Kitchen 8'9" x 6'3" (2.68m x 1.91m)



Fitted kitchen with a selection of upper and lower level units complete for formica worktops and stainless steel sink with drainer. Plumbed for washing machine. Laminate flooring

First Floor



Bedroom 1 15'6" x 12'0" (4.74m x 3.67m)



(at widest points) Large double bedroom

Bedroom 2 11'8" x 9'7" (3.58m x 2.94m)



(at widest points) double bedroom with built-in storage cupboard housing gas combi boiler.

White Bathroom Suite 6'2" x 5'7" (1.90m x 1.72m)



White bathroom suite comprising of pannelled bath with stainless steel, over hanging shower attachment, pedestal wash hand basin and low flush w.c. Fully tiled walls.

Walk-in Storage Cupboard 6'11" x 3'5" (2.13m x 1.06m)

Large walk-in storage cupboard positioned on first floor landing measuring approx 2.10m x 1.05m

Ground Floor Storage Cupboard

Additional storage cupboard located on the ground floor of the main building.

Enclosed Rear Yard



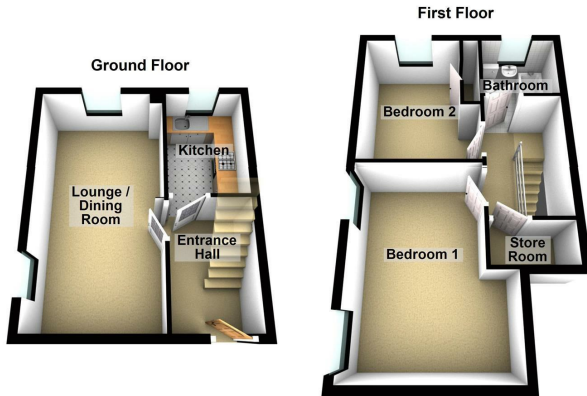
Enclosed rear yard bordered by timber fencing.

Maintenance Fees

Please note that the property is leasehold and maintained by the housing executive.

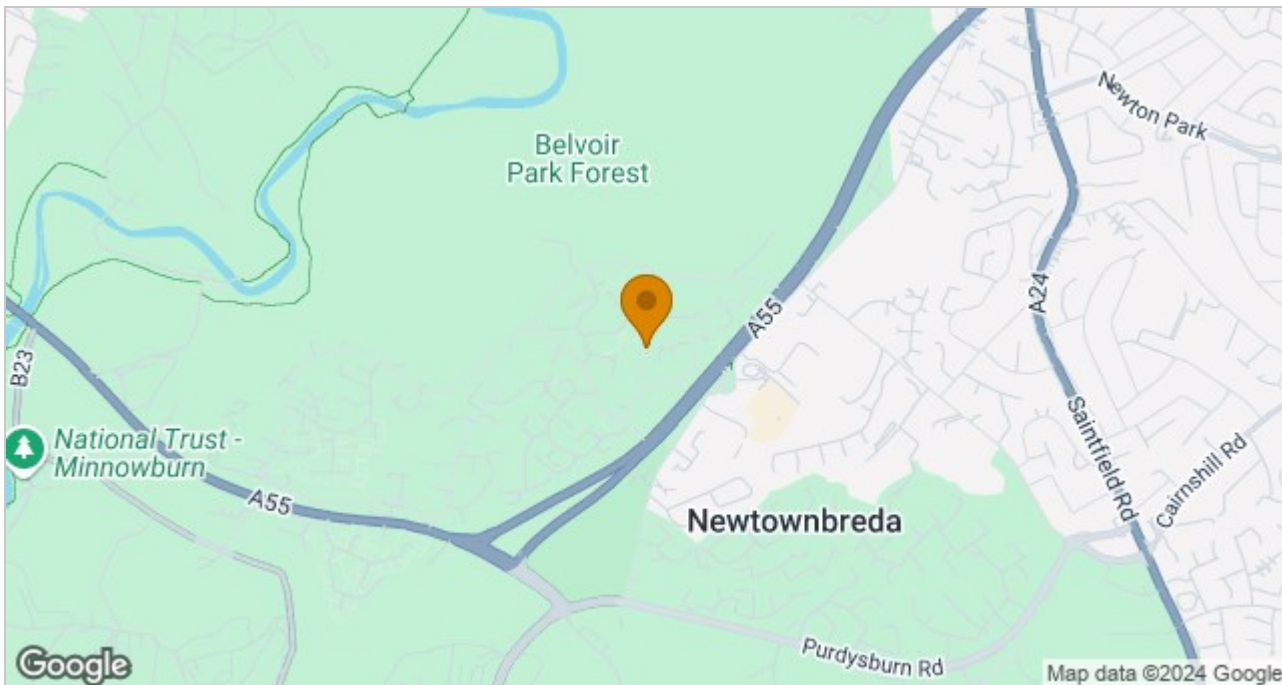
Their fees are approx. £35.00 per month and there is approx 90 years remaining on the lease.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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