



60 Forest Grove, Newtownbreda Road, Belfast, BT8 6AR

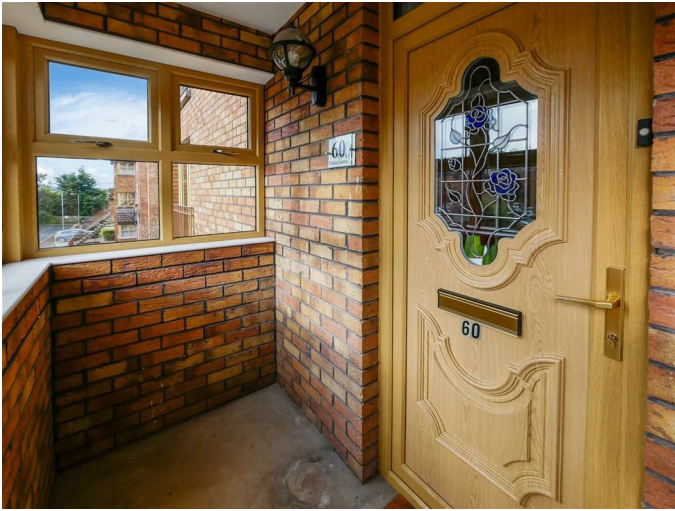
Asking Price £159,500

Recently constructed and located in such a convenient & prime residential location, this deceptively spacious 1st floor apartment offers fantastic internal accommodation comprising two double bedrooms, both with en-suite shower rooms, an additional separate w/c and sink unit in the hallway, one large reception room with dining area and a modern fitted kitchen. In addition the property also benefits from a gas heating system and double glazed windows. Located close to many amenities, including the Tesco super store, and also providing good arterial routes into Belfast city centre, & motorway access, this spacious apartment that can only be fully appreciated upon internal inspection.

- Spacious 1st floor apartment
- Both with en-suite shower suites
- Modern fitted kitchen
- Gas central heating
- Allocated & visitor parking
- Two double bedrooms
- Fantastic lounge open to the dining area
- W/c in the entrance hall
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		75	81
EU Directive 2002/91/EC			

The accommodation comprises



Pvc double glazed front door leading to the entrance hall.

Entrance hall



Tiled floor, storage robe and additional w/c.

Cloaks 6'3 x 3'1 (1.91m x 0.94m)



Comprising low flush w/c, pedestal wash hand basin, part tiled walls, tiled floor.

Lounge / dining area 22'9 x 12'5 (6.93m x 3.78m)



Laminate flooring, double glazed doors to Juliet balcony.

Additional lounge image



Dining area



Kitchen 8'2 x 8'1 (2.49m x 2.46m)



Range of high and low level units, single drainer sink unit with mixer taps, pedestal wash hand basin, formica work surfaces,, part tiled walls, extractor fan. 4 ring hob and under oven, plumbed for washing machine, plumbed for dishwasher, dryer space, integrated fridge freezer, tiled floor, gas boiler.

Bedroom 1 14'9 x 10'7 (4.50m x 3.23m)



Laminate flooring.

En-suite 5'8 x 6'4 (1.73m x 1.93m)



Comprising corner shower cubicle with thermostatically controlled shower , low flush w/c, pedestal wash hand basin, part tiled walls.

Bedroom 2 12'9 x 11'9 (3.89m x 3.58m)



Laminate flooring.

En-suite 7'2 x 3'1 (2.18m x 0.94m)

Comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, pedestal wash hand basin, tiled floor.

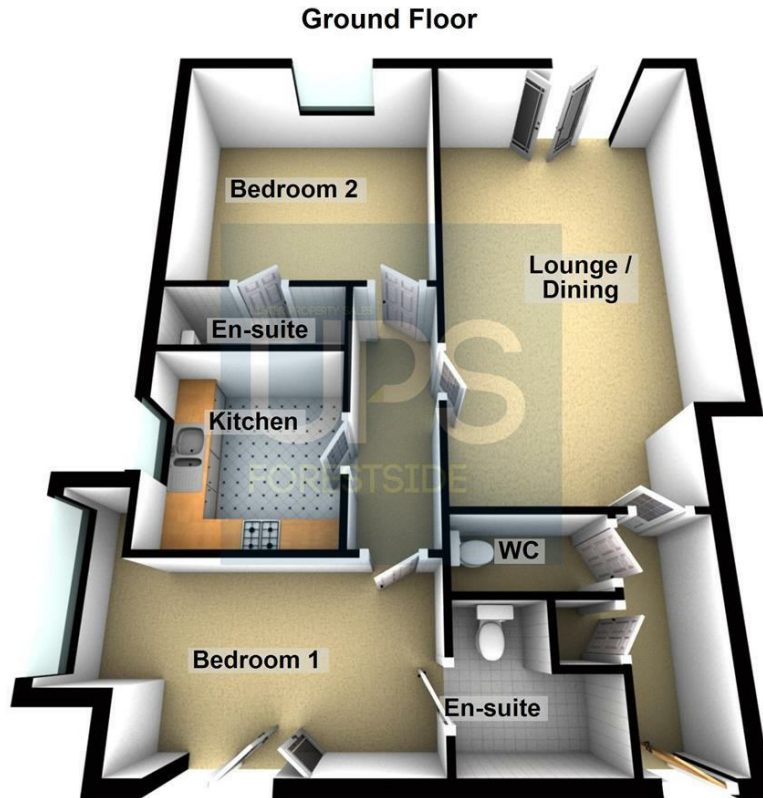
Outside

Allocated and visitor parking areas.

Note

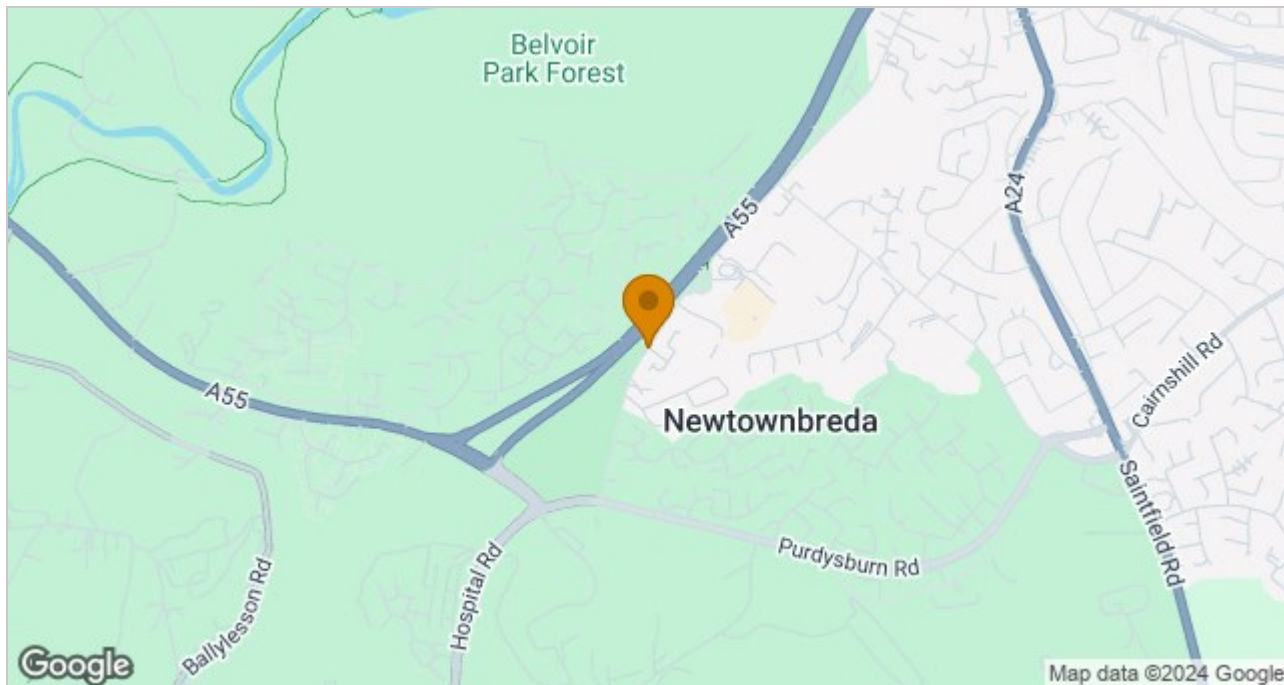
Service Charge: £318.00 per annum

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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