



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>79</b>	<b>81</b>
England, Scotland & Wales		EU Directive 2002/91/EC	

Apartment 5, 67 Ballygowan Road,  
Belfast,  
County Antrim,  
BT5

**Asking Price: £175,000**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

Apartment 5, 67 Ballygowan Road, Belfast, County Antrim, BT5

**Asking Price: £175,000**

EPC Rating: C

Ideally positioned just off the Ballygowan Road within this highly regarded residential location is this spacious second floor apartment. Benefitting from its own front door, this fine apartment offers bright accommodation comprising three generous bedrooms two with ensuite shower rooms, spacious lounge with ample dining area, fitted kitchen and bathroom with white suite. Externally there is residents car parking with additional visitors car parking.

Additional benefits include gas central heating and double glazed windows and doors.

The property benefits from external balcony's which offer excellent views extending towards Belfast city centre.

This sought after location is only a short stroll from a range of day to day amenities with public transport links for city commuting also close at hand.

Rarely would a property of this style present itself to the open market, in order to appreciate the many quality attributes on offer, early internal viewing is strongly recommended to avoid disappointment.

#### **Accommodation**

Front door to entrance hall, stairs to top floor. Apartment front door, entrance hall, large walk in storage cupboard, recessed spotlights, laminate wooden floor, intercom, access to roof space.

#### **Spacious Through Lounge Dining Room**

20'8" x 15'9" (6.3m x 4.8m)

Dual aspect, ample dining area, excellent views extending towards Belfast city centre,

solid wooden floor, access to roof space, twin access to balcony.

#### **Fitted Kitchen**

11'3" x 9'9" (3.43m x 2.97m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, tiled splash back, ceramic tiled floor, plumbed for washing machine, recessed spotlights, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, plumbed for dishwasher, concealed gas boiler, space for fridge freezer, breakfast area.

#### **Master Bedroom**

12'3" x 10'1" (3.73m x 3.07m)

Dual aspect, door to balcony.

#### **Ensuite Shower Room**

Modern white suite, fully tiled built in shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, dual flush close coupled WC, PVC ceiling, half tiled walls, ceramic tiled floor.

#### **Bedroom Two**

11'4" x 9'1" (3.45m x 2.77m)

#### **Ensuite Shower Room**

White suite, fully tiled built in shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, dual flush close coupled WC, PVC ceiling, half tiled walls, ceramic tiled floor.

#### **Bedroom Three**

11'4" x 9' (3.45m x 2.74m)

#### **Bathroom**

White suite, panelled bath with thermostatically controlled shower, brick effect tiled splash back, ceramic tiled floor, pedestal wash hand basin with mixer taps, half tiled walls, dual flush close coupled WC, extractor

fan.

#### **Outside**

Off street residents car parking with additional visitors car parking.

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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.