



## Apt 7, Woodlands Manor, 59 Stockmans Way, Belfast, BT9 7GL

**Price Guide £175,000**

We are pleased to offer for sale this beautifully presented apartment located in the popular Woodlands Manor development just at the bottom of Stockmans Lane in South Belfast. Located on the first floor, the accommodation is bright and spacious throughout and comprises open plan living, dining & contemporary kitchen, three good sized bedrooms (master with en-suite shower room) and modern bathroom suite. The apartment also benefits from gas central heating, PVC glazed windows, balcony from master bedroom and secure car parking. With easy access to main arterial routes, viewing is highly recommended.

- Luxury First Floor Apartment
- Three Bedrooms ( Master with Ensuite )
- Gas Central Heating
- Access to Balcony - From Master Bedroom
- Sought After Development
- Comfortable Lounge Open Plan To Kitchen / Dining
- Modern Bathroom Suite
- Double Glazed Windows
- Carparking Space

Energy Efficiency Rating		Current	Potential
(92-100)	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		78	82

EU Directive 2002/91/EC



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Stairs and lift to all floors.

### ON THE FIRST FLOOR

#### APARTMENT 7

#### ENTRANCE



#### KITCHEN LIVING DINING 34'5" x 24'7" at widest points (10.5 x 7.5 at widest points)



Laminate flooring.



#### KITCHEN



Excellent range of high and low level units, integrated fridge / freezer, integrated dishwasher, built in oven, 4 ring gas hob, stainless steel extractor fan, stainless steel sink unit with drainer, part tiled walls and ceramic tiled floor.

#### MASTER BEDROOM 22'3" x 12'9" (6.8 x 3.9)



## ENSUITE SHOWER ROOM



White suite comprising, pedestal wash hand basin, low flush W.C, enclosed shower, extractor fan, part tiled walls and tiled floor.

## BEDROOM TWO 17'0" x 9'6" (5.2 x 2.9)



Gas boiler.

## BEDROOM THREE 17'0" x 7'6" (5.2 x 2.3)

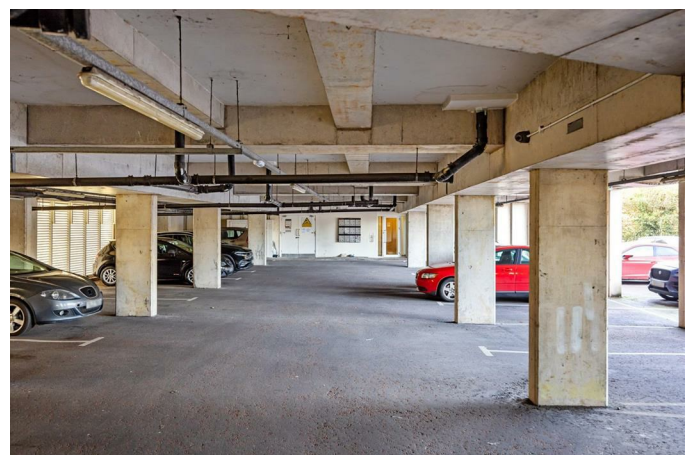


## BATHROOM



White suite comprising, low flush W.C, pedestal wash hand basin, panel bath with shower over, part tiled walls and ceramic tiled floor.

## OUTSIDE

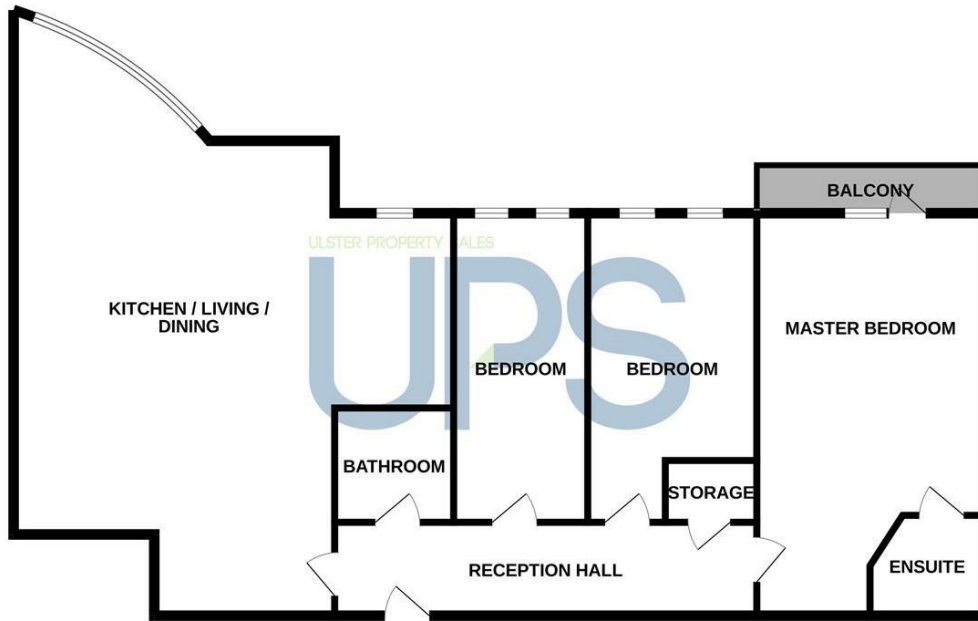


Car park space.



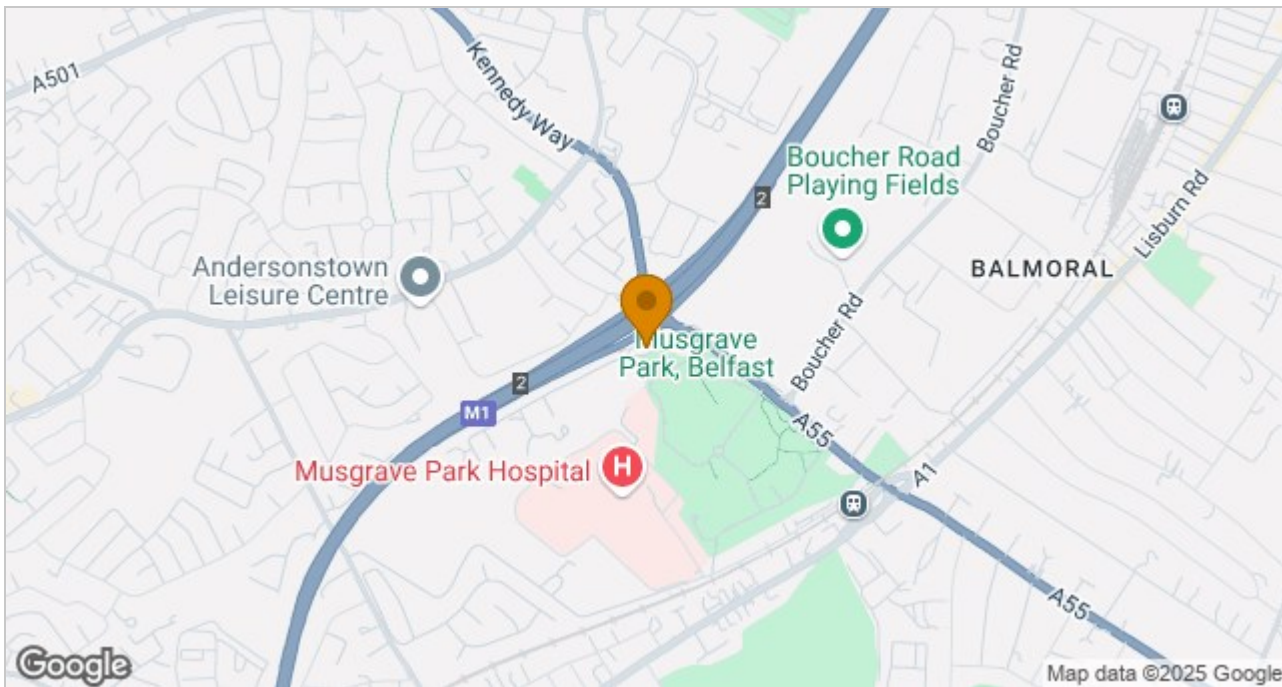
# Floor Plan

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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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