



## APT 13 THE MANOR, BLACKS ROAD, BELFAST, ANTRIM, BT10 0TJ

Nestled within this extremely desirable and sought-after residential location, this striking ground-floor apartment must be one of the finest examples available in today's market. Approached via an impressive and secure gated entrance, this well-maintained development offers beautiful park-like grounds in a safe and peaceful environment that can be very difficult to find, coupled with being offered for sale with a most eye-catching interior that is bright and airy throughout.

This luxury apartment is very energy efficient (EPC C-80) and is perfectly set close to lots of nearby amenities on the Upper Lisburn Road, Dunmurry, and both Belfast and Lisburn, as well as a short stroll to the desirable Black's Road, including leading schools. The accommodation is briefly outlined below.

There are two bedrooms: the principal bedroom with a private, modern en-suite shower room and an eye-catching living room with a beautiful solid wooden floor, spotlights, and views over the extensive, mature gardens. There is also a separate high gloss fitted kitchen with granite work tops and beautiful tiling.

In addition, a luxury white bathroom suite with spotlights, feature roll top bath and separate shower cubicle, as well as a welcoming entrance hall that has a beautiful, tiled floor, spotlights, and a handy utility cupboard, all add further to the appeal of this accessible apartment. Other attributes include gas-fired central heating, Upvc double glazing, and plenty of communal car parking, not to mention well-maintained, extensive private grounds.

A small block of only six apartments (4 blocks in total), we have no hesitation in recommending this remarkable home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	80	80
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £179,950



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## Key Features

- Perfectly set within this exclusive gated complex, offering privacy and secure living in this extremely desirable location.
- Ground floor apartment with two bedrooms, principal bedroom with private ensuite shower room.
- Modern separate fitted kitchen.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-80)
- Small and quiet block of only six apartments and enjoys proximity to Belfast, Lisburn and the Upper Lisburn Road as well as Dunmurry and an abundance of amenities in Andersonstown.
- Ideally positioned just off the established and highly sought-after Blacks Road, it is close to an abundance of amenities, including schools, shops, and transport links.
- Bright and airy living room with feature cornicing, a solid wooden floor, and attractive views over the extensive, mature gardens.
- White bathroom suite with separate shower cubicle and decorative tiling.
- Approached via a secure, remote-controlled gated entrance with designated parking and communal parking.
- A very rare opportunity to purchase this striking apartment within the magnificent complex and we strongly recommend viewing to avoid disappointment.







## ENTRANCE

Approached via remote-controlled electric gates to impressive, well-maintained communal grounds, apartment entrance - door entry intercom system to;

## APARTMENT ENTRANCE

Beautiful tiled floor, cornicing, spotlights, utility cupboard that is plumbed for washing machine and houses the Worcester gas boiler;

## LIVING ROOM

20'3 13'10  
Solid wooden floor, cornicing, spotlights;

## SEPARATE FITTED

### KITCHEN

10'4 6'7  
Luxury high gloss fitted kitchen, range of high and low level units, single drainer stainless steel sink unit, Granite work tops, built-in 4 ring hob and under-oven, stainless steel extractor fan, beautiful tiled floor and partially tiled walls, integrated fridge/freezer, integrated dishwasher;

## LUXURY WHITE

### BATHROOM SUITE

Roll top bath, separate shower cubicle, thermostatically controlled shower unit, low flush w.c, 1/2 pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, extractor fan, tiled floor and partially tiled walls;

## BEDROOM 1

10'5 9'11  
Private en-suite shower room, shower cubicle, thermostatically shower unit, low flush w.c, 1/2 pedestal wash hand basin, extractor fan, spotlights;

## BEDROOM 2

9'5 7'10

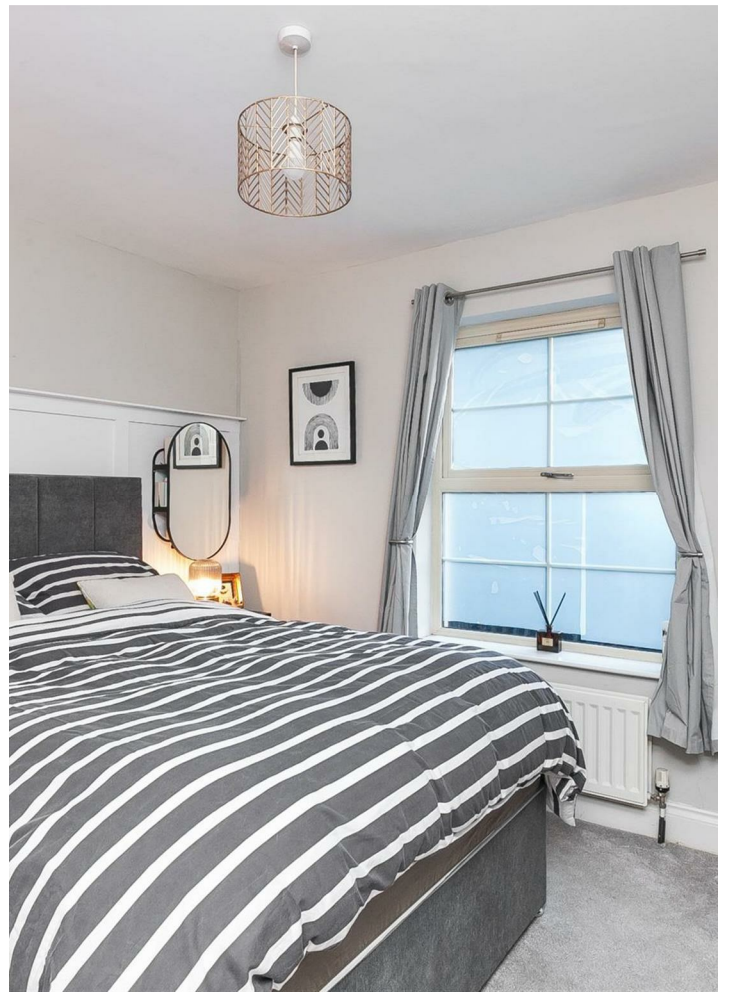
## OUTSIDE

A most striking entrance approached via remote controlled electric gates, sweeping lane way to communal and designated car-parking, access to extensive, well-maintained mature gardens.

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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. 18245648**

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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