




## 8 Laurel Wood, Galwally Avenue, Belfast, BT8 7RA

**Asking Price £249,950**

Laurelwood is a small exclusive development, off Galwally Avenue and one of the most popular locations in South East Belfast. With the renowned Belvoir Golf Club close by, Forestside Shopping Centre within walking distance together with main arterial routes and good transport links to most parts of the City. This particular duplex apartment offers unrivalled accommodation comprising on the entrance level a large reception hall, bedroom1, with en-suite, a spacious lounge & dining (with balcony), and a separate modern fitted kitchen. On the upper level there are 2 further bedrooms and a white bathroom suite. All bedrooms also have their own balcony access. Further benefits include a gas heating system, double glazing and designated/ communal parking. Surrounded by mature woodland, this is a fantastic chain free apartment that must be viewed!

- Deceptively spacious duplex 1st floor apartment
- Three double bedrooms, 1 ground floor, 2 on the 1st floor
- Lounge / dining with balcony overlooking the mature rear setting
- 1st floor bathroom
- Double glazed windows
- Spacious reception hall
- En-suite to the ground floor bedroom
- Modern fitted kitchen
- Gas central heating
- Designated & communal parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	



## The accommodation comprises



Hardwood front door leading to the entrance porch.

### Entrance porch

Hardwood and glass panelled inner door leading to the reception hall

### Reception hall



Tiled floor, built in storage under stairs.

## Lounge / dining 20'1 x 14'8 (6.12m x 4.47m)



Solid wood flooring, marble fireplace with raised hearth, balcony overlooking the woodland area to the rear.

### Additional lounge image



## Kitchen 13'1 x 8'3 (3.99m x 2.51m)



Modern fitted kitchen with a range of high and low level units, single drainer 1 1/4 bowl

sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and double oven, extractor canopy, integrated fridge / freezer, plumbed for washing machine, plumbed for dishwasher, recessed spotlights.

**Bedroom 1 13'2 x 11'5 (4.01m x 3.48m)**



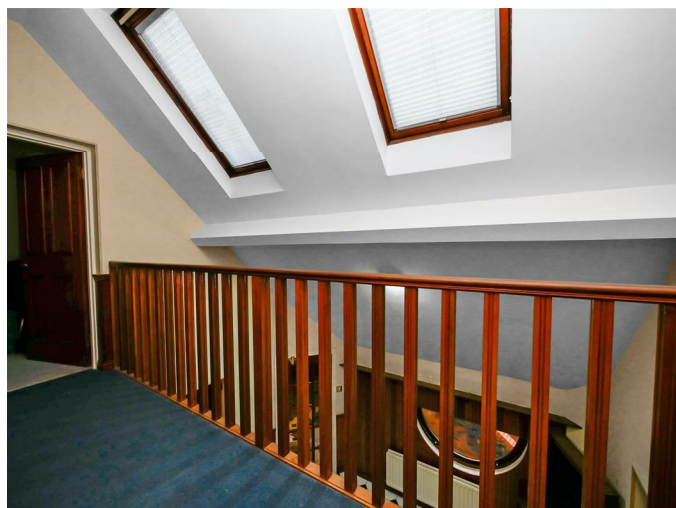
Built in robes, balcony to the front.

**En-suite 6'8 x 4'1 (2.03m x 1.24m)**



Modern suite comprising corner shower cubicle with fully tiled walls, Mira Vie shower, low flush w/c, wash hand basin with storage below, extractor fan, fully tiled walls, tiled floor, chrome towel radiator.

**1st floor**



Gallery landing, 2 x roof windows.

**Bedroom 2 13'1 x 11'2 (3.99m x 3.40m)**



Built in mirrored robes. Balcony to the rear.

**Bedroom 3 12'8 x 9'8 (3.86m x 2.95m)**



Built in mirrored robes, Balcony to the front.



### Bathroom



White suite comprising wood panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, fully tiled walls,

### Outside

Storage on the lower area of the building. Bin area.

### Rear aspect



### Parking area



Designated and parking areas to the front.

### Note

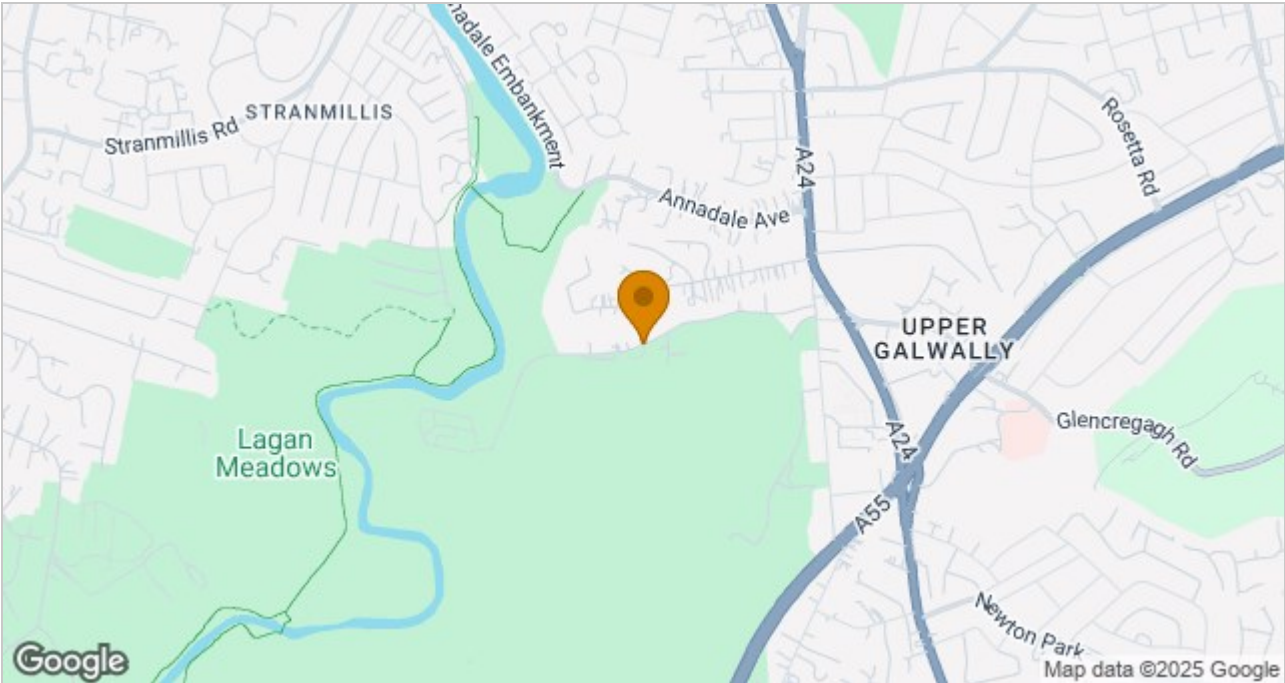
Service charge for this property is £1,280 per year, CSM property management.

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



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