

## 50 Fortwilliam Demesne , Belfast, BT15 4FD

**Offers In The Region Of  
£179,950**

Superb Second Floor Luxury Apartment Situated Within This Much Admired Residential Development

A superb opportunity to purchase a modern built second floor apartment situated within this exceptionally popular development in this highly regarded location. The immaculate accommodation comprises 2 bedrooms, lounge with dining area open plan to a luxury fitted kitchen and contemporary bathroom suite. The dwelling further benefits from upvc double glazed windows, gas fired central heating. Holding a prime position within this highly regarded development, yet only a short commute to the City Centre. Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(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>Northern Ireland</b>		EU Directive 2002/91/EC	

# 50 Fortwilliam Demesne

, Belfast, BT15 4FD



- Superb Second Floor Luxury Apartment
- Open Plan To Luxury Fitted Kitchen
- Upvc Double Glazed Windows
- 2 Bedrooms
- Modern White Bathroom Suite
- Delightful Aspect & Views
- Lounge With Dining
- Gas Central Heating
- Fantastic Opportunity In Highly Regarded Development

## Communal Entrance Hall

Intercom entry.

## Entrance Hall

## Storage

Concealed gas boiler, plumbed for washing machine, extractor fan.

## Bedroom

13'11" x 7'8" (4.25 x 2.34)  
Double panelled radiator.

## Bedroom

13'11" x 8'0" (4.25 x 2.45)  
Double panelled radiator.

## Living/Kitchen/Dining

20'9" x 17'6" (at widest) (6.35 x 5.35 (at widest))  
Intercom access, double panelled radiator.

Bowl and a half stainless steel sink unit, granite drainer, extensive range of high and low level units, granite worktops, granite splashback, built-in under oven, 5 ring gas hob, integrated fridge/freezer, integrated dishwasher, ceramic tiled floor, double panelled radiator, recessed lighting.

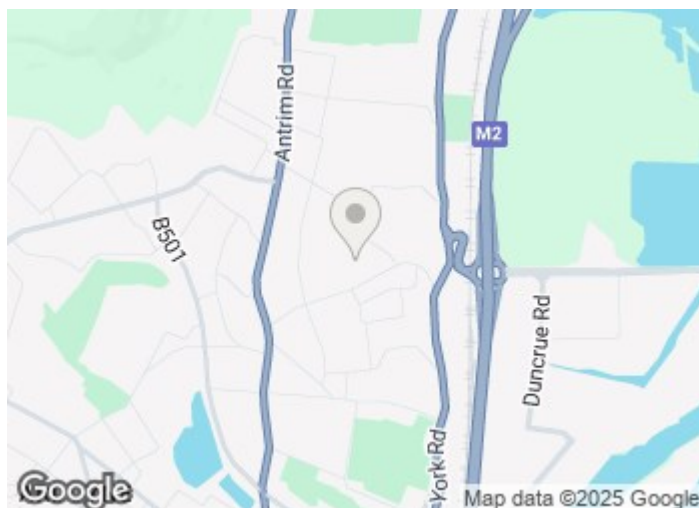
## Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set, shower screen, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, extractor fan, panelled radiator, recessed lighting.

## Outside

Communal gardens and parking area.

Management Fee Approx £ 746.60 per annum.



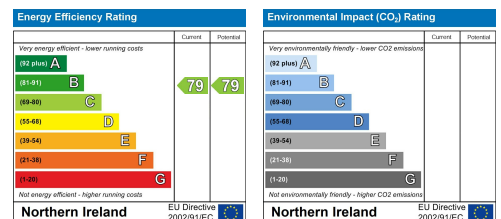
## Directions





# Floor Plan

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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