



## Apt 1 Carolan Place 45 Rossmore Drive, Ormeau Road, Belfast, BT7 3LA

**Asking Price £154,950**

1 Carolan Place is a chain free and well presented 2 bedroom, ground floor apartment set in a cul de sac position. Carolan Place is located at the top of the highly desirable Ormeau Road and within easy access to a wide range of social and recreational amenities such as shops, bars and restaurants.

Briefly comprising of an open plan living space to include a modern fitted kitchen, space for dining and living area and a white bathroom suite. There are also 2 double size bedrooms. The apartment is accessed via an intercom system and includes one designated parking space to the rear. The property further benefits from gas fired central heating and is double glazed throughout.

- Ground floor apartment
- Lounge open to the fitted kitchen
- White bathroom suite
- Double glazed windows
- Cul de sac position
- Two bedrooms
- Fitted kitchen
- Gas central heating
- Parking to the rear
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(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		EU Directive 2002/91/EC	

### The accommodation comprises

Communal front door leading to the entrance hallway.

### Communal hall way



Front door leading to the entrance hall

### Entrance hall

Lounge / kitchen / dining 19'6 x 12'10 (5.94m x 3.91m)



Laminate flooring, rear door access.

### Kitchen

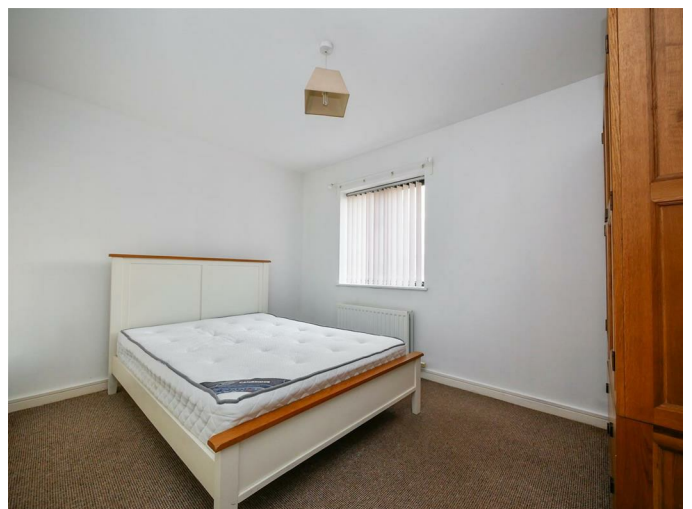


Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring gas hob and under oven, plumbed for washing machine, integrated fridge / freezer.

### Additional lounge image



### Bedroom 1 12'4 x 9'0 (3.76m x 2.74m)



### Bedroom 2 11'2 x 9'6 (3.40m x 2.90m)



### Parking



### Bathroom 9'0 x 7'2 (2.74m x 2.18m)



Parking available to the rear of the building.

### Service charges

CSM property management approximately £1120.00 per annum

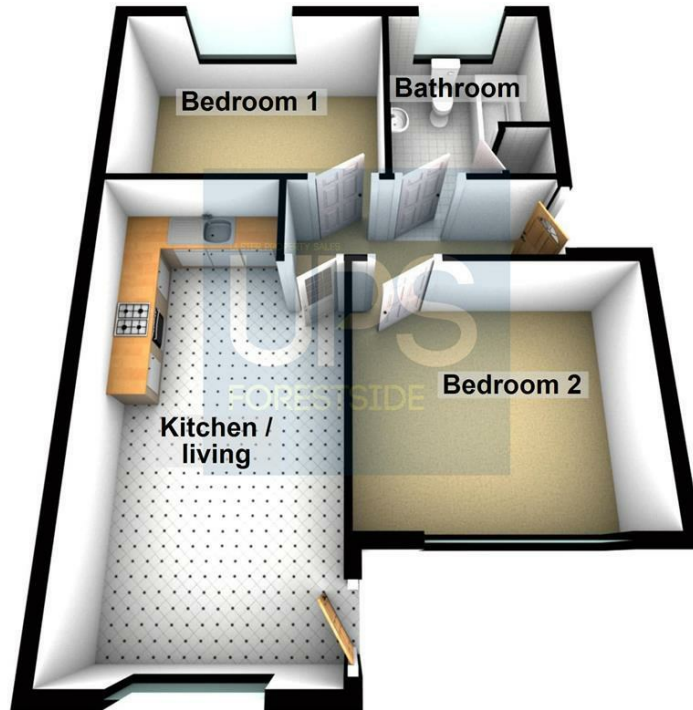
White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, extractor fan, part tiled walls, tiled floor, gas boiler.

### Outside



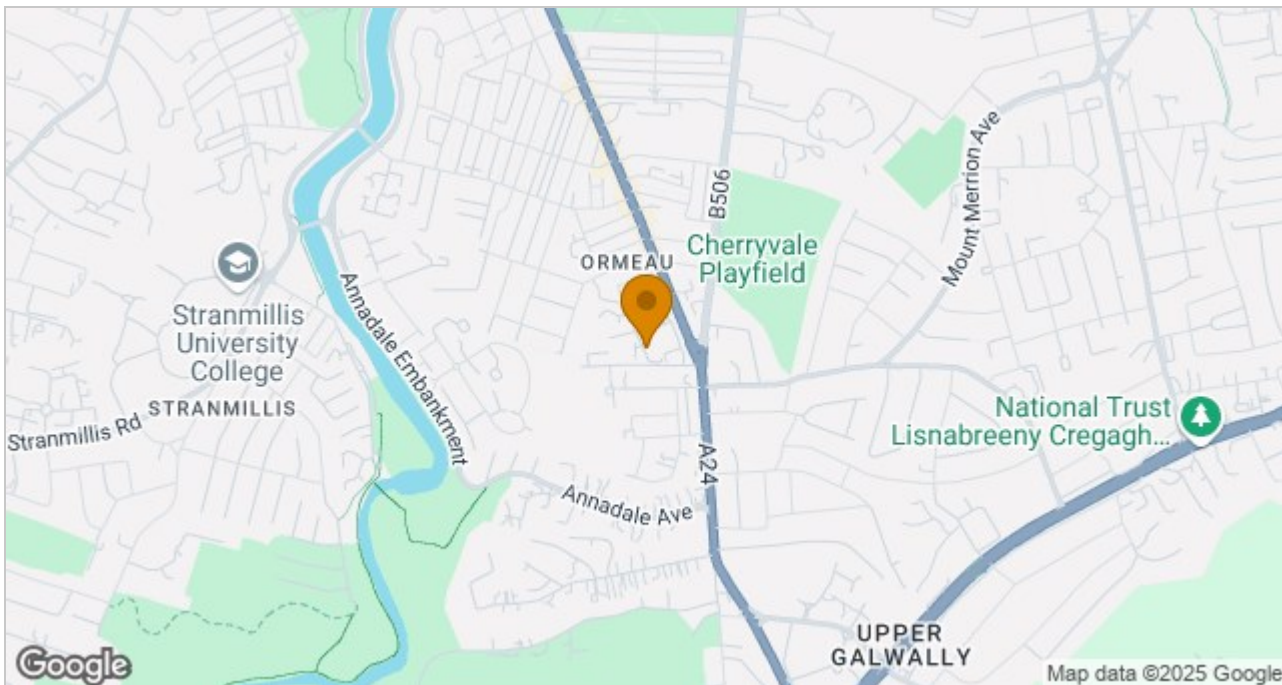
## Floor Plan

### Ground Floor



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



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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