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Apartment 359 The Bakery

311 Ormeau Road, Belfast
BT7 3GB

Offers Over £259,950

APARTMENT 359 THE BAKERY, BT7 3GB

- **Superb 3rd Floor Apartment in a Prestigious Development**
- **Impressive Communal Reception Hall**
- **3rd Floor Setting with Views Over Belfast and Surrounding Hills**
- **Generous Lounge Open Plan to Dining Area**
- **Open Plan Modern Kitchen**
- **2 Double Bedrooms Including Master with Ensuite Shower**
- **Bathroom with White Suite / Good Sized Storage Cupboard**
- **Gas Central Heating/Double Glazed / Secure Allocated Parking**
- **Immaculate Level of Presentation Throughout / Many Fine Features with High Ceilings**
- **Convenient to Amenities Including Shops, Public Transport, Lagan Towpath & Ormeau Park**

This extremely well presented 3rd floor apartment is ideally within this exclusive and popular development on Ormeau Road.

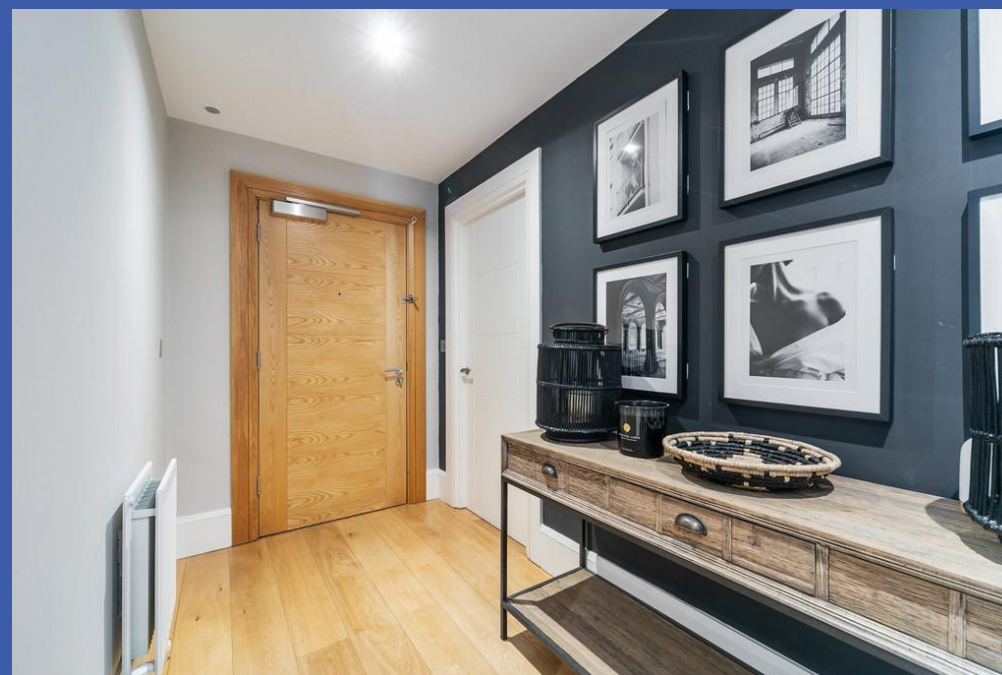
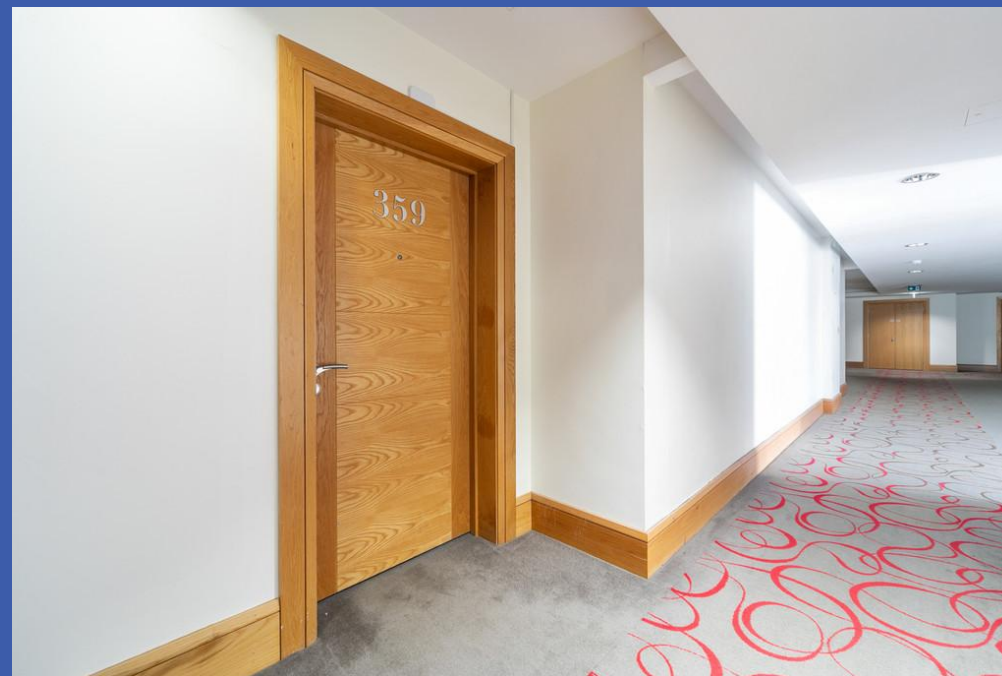
The property offers spacious accommodation which extends to approximately 1044 ft² and is exceptionally well presented by the current owners offering a warm and homely atmosphere with many fine features, especially the high ceilings and uninterrupted views over Belfast from its 3rd floor location.

The impressive communal entrance hall and corridors within the development lead to generous accommodation which includes a bright and spacious lounge with dining area and open plan to the modern kitchen. In addition, there are two good sized double bedrooms, including one with an ensuite shower room and a bathroom.

The apartment also benefits from gas central heating, double glazed windows and access to an allocated, covered car parking space.

Set in a quiet, private location, convenient to a wide range of amenities on the bustling Ormeau Road including shops, restaurants and public transport as well as Ormeau Park and The Lagan Towpath the property is also within walking distance of Belfast City Centre.

All in all a truly fabulous property which can only be fully appreciated on internal inspection.







PROPERTY COMPRISES

Communal front door to impressive communal entrance hall, additional secured door leading to lift and stairs to 3rd floor.

3RD FLOOR Communal landing and corridors to front door.

RECEPTION HALL Solid wood flooring, cloaks/storage cupboard, low voltage spotlights.

LOUNGE WITH DINING AREA 29' 4" x 18' 0" (8.94m x 5.49m) (overall at widest points to include Kitchen) Solid wood flooring, low voltage spotlights, open plan to kitchen.

KITCHEN Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, Gorenje 5 ring gas hob with extractor fan over and electric oven under, integrated washing machine, integrated Gorenje microwave oven, integrated fridge freezer, concealed gas fired boiler, tiled floor, part tiled walls, low voltage spotlights, under unit lighting.

BEDROOM 13' 6" x 10' 10" (4.11m x 3.3m) Extensive range of built in robes and storage.

ENSUITE SHOWER ROOM White suite comprising fully tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, low voltage spotlights, extractor fan.





BEDROOM 13' 6" x 10' 0" (4.11m x 3.05m) Extensive range of built in robes and storage.

BATHROOM White suite comprising tiled panel bath with mixer tap and shower over, WC, wash hand basin, fully tiled walls, tiled display shelves with integrated mirror, chrome heated towel rail, tiled floor, low voltage spotlights, extractor fan.

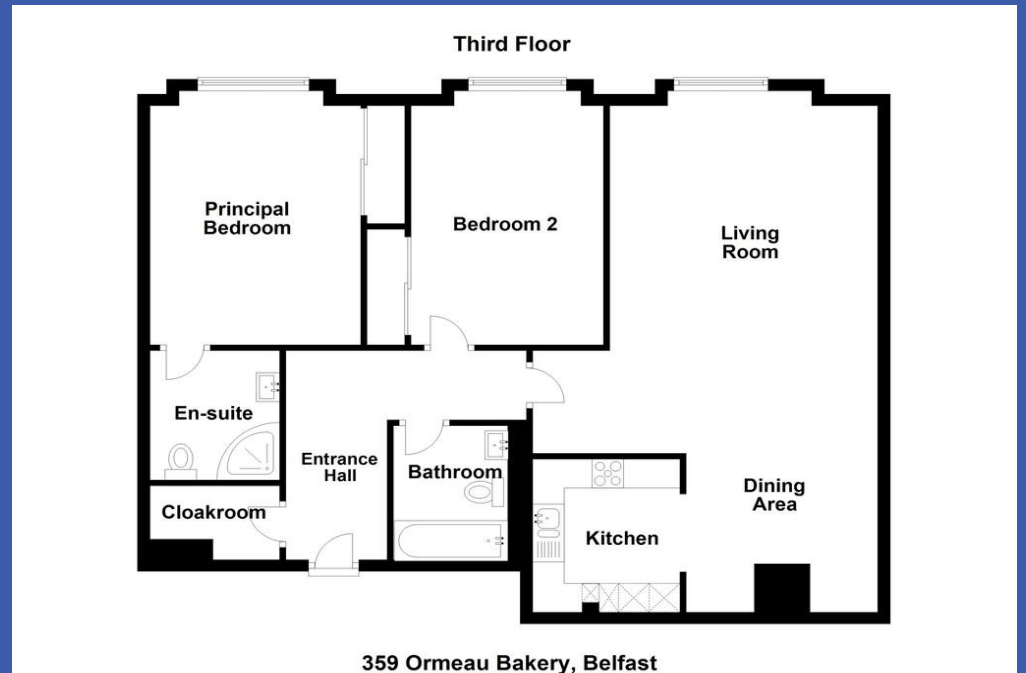
OUTSIDE Allocated covered and secure car parking space.

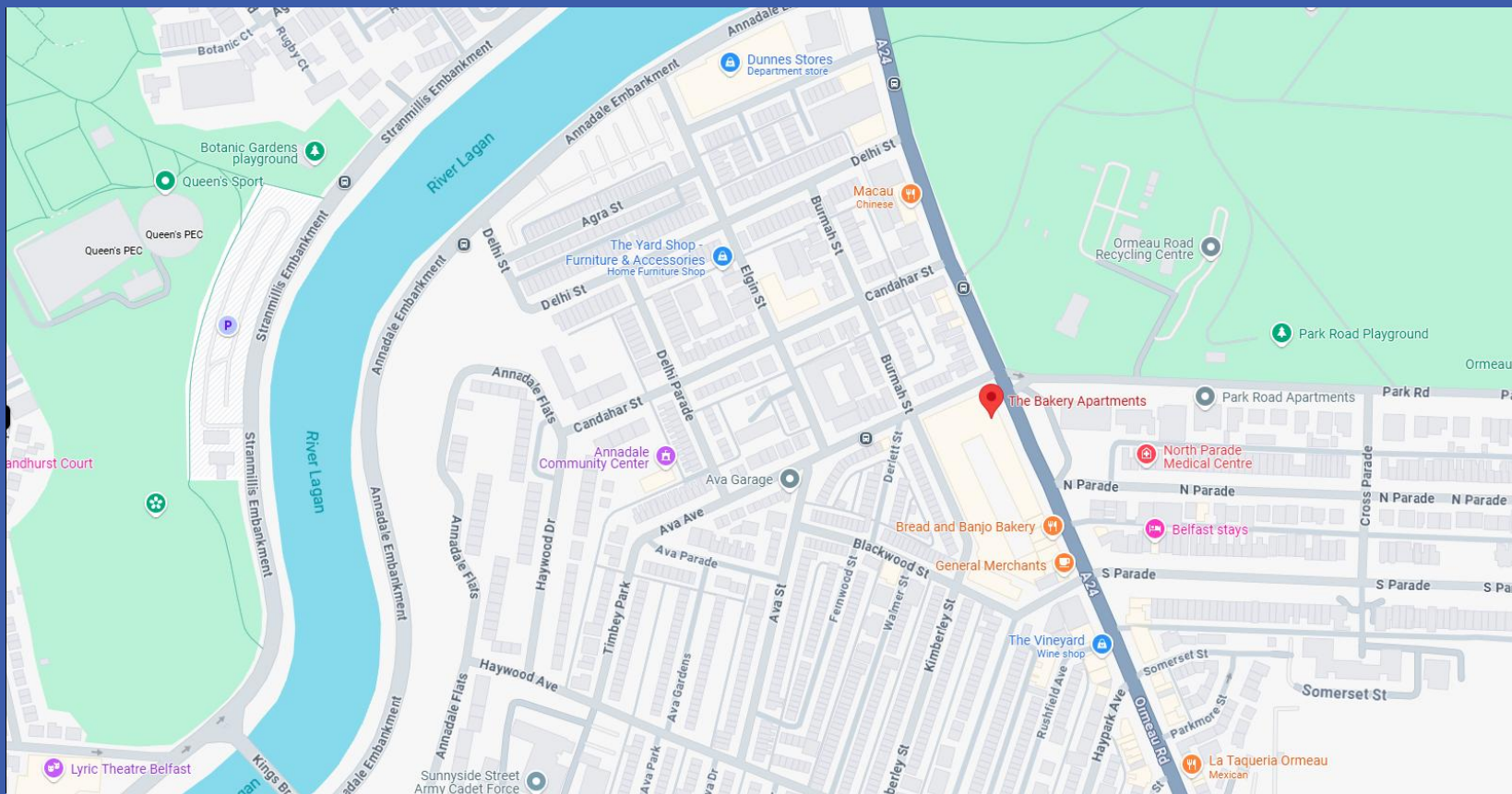












Directions:

Coming out of Belfast on Ormeau Road, The Bakery is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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