



This deceptively spacious modern first floor duplex apartment is beautifully presented. The accommodation comprises of lounge, separate kitchen with casual dining area, and two second floor bedrooms, principal with ensuite and walk in robe.

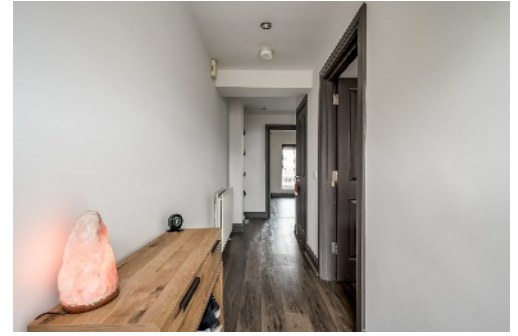
Furthermore, the property benefits from a newly installed gas boiler, separate first floor WC and resident and visitor parking. Within walking distance is a Tesco Superstore, cafes, public transport routes, ideal for city centre commuting. This is the perfect purchase for young professionals and investors.

Offers Over
£162,500

19 Ormonde Crescent,
BELFAST,
BT6 9FP

Viewing by
appointment with
& through agent
028 9065 0000

- Modern spacious first floor duplex apartment
- Lounge with contemporary decorative fireplace
- Kitchen with built in appliances and casual dining area
- Two bedrooms, principal with ensuite and walk in robe
- Bathroom with separate shower cubicle/Separate WC
- Gas central heating/Double glazing
- Communal parking and gardens
- Extremely convenient to shops, cafes and public transport
- No onward chain



The Property Comprises:

Ground Floor

Steps to:

First Floor

uPVC glazed front door.

ENTRANCE HALL: Low voltage spotlights, laminate wood effect floor, built-in shelving.

WC: White suite comprising pedestal wash hand basin, low flush wc, tiled floor.

LOUNGE: 14' 1" x 11' 6" (4.29m x 3.51m) Laminate wood effect floor, low voltage spotlights, decorative fireplace.

KITCHEN: 12' 0" x 9' 6" (3.66m x 2.9m) Modern fitted kitchen with range of high and low level units, four ring gas hob, electric underbench oven, stainless steel extractor hood, integrated fridge/freezer, integrated dishwasher, plumbed for washing machine, casual dining area, laminate wood effect floor.



Second Floor

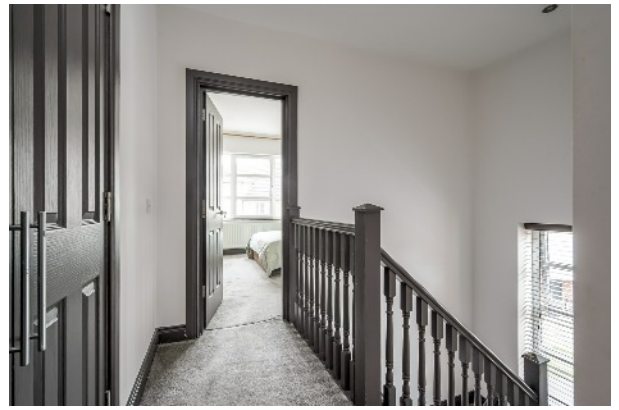
LANDING: Storage cupboard with gas boiler, low voltage spotlights, access to roofspace.

BEDROOM (1): 11' 8" x 10' 5" (3.56m x 3.18m) Built-in robe.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, shower cubicle, part tiled walls, tiled floor.

BEDROOM (2): 12' 0" x 7' 6" (3.66m x 2.29m)

BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, low flush wc, shower cubicle, part tiled walls, tiled floor, low voltage spotlights.



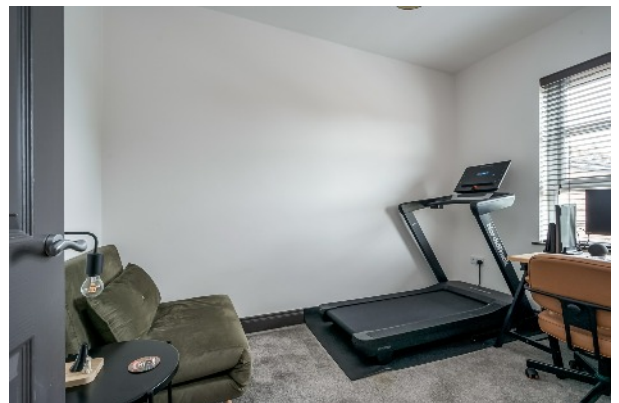
Outside

Communal car parking.

Management company

Flat Management Services:

£215.21 per quarter.



Location:

Heading out of town on the Castlereagh Road, pass Tesco on the left and Ormonde Crescent is located on the right, just before the Ladas Drive traffic lights.



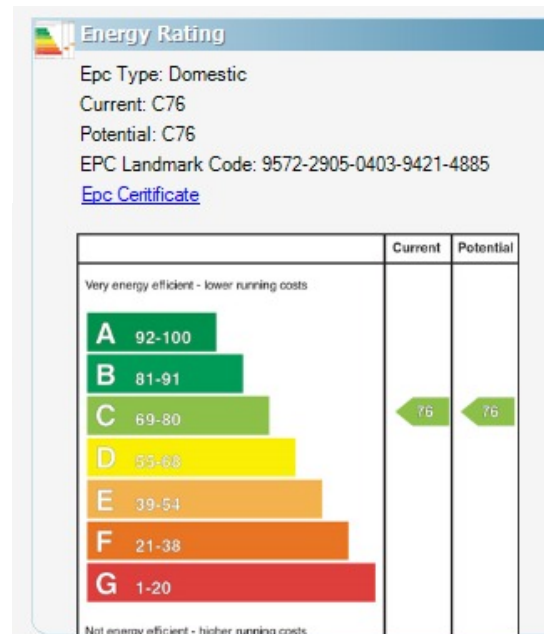
Floor 1

Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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