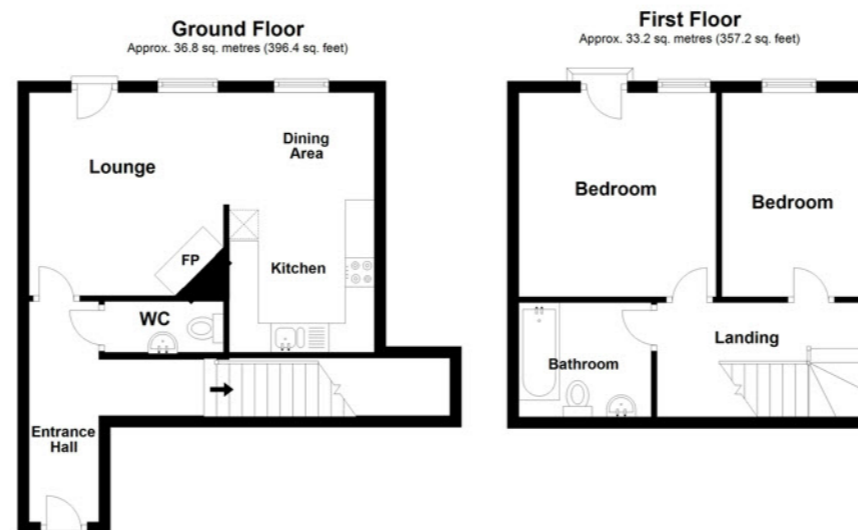


## Outside

Communal entrance to development leading to private front door into apartment. Private enclosed rear garden with delightful southerly aspect.

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Situated in a superb setting in the popular Ashley Courtyard development, this modern town dwelling benefits from it's own access (both front and rear) and is of excellent proportions - ideal for a variety of buyers. The bright and spacious lounge is open plan to dining area and modern fitted kitchen with integrated appliances. In addition there are cloaks with wc on the ground floor. On the first floor there are two excellent bedrooms and modern bathroom. Excellent level of specification throughout.

The apartment has its own garden and well maintained communal areas and an allocated car parking space. This apartment is sure to appeal to many.

Offers Over  
£129,950

Apt 2 Ashley Courtyard,  
1A Fane Street,  
BELFAST,  
BT9 7JS

Viewing by  
appointment with  
& through agent  
028 9066 3030

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



Energy Rating		Current	Potential
Epc Type: Domestic			
Current: C78			
Potential: C78			
EPC Landmark Code: 9099-3926-1929-8200-8263			
<a href="#">Epc Certificate</a>			
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	78	78
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

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With You Every Step of the Way

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Apt 2 Ashley Courtyard,  
1A Fane Street,  
BELFAST, BT9 7JS

## Property Features

- Superb modern duplex apartment with it's own private front and rear door
- Most convenient location off the Lisburn Road, near to many amenities and the City Centre
- Living/dining room with access to south-facing rear garden
- Modern fitted kitchen with integrated appliances
- Ground floor wc, first floor bathroom
- Two first floor double bedrooms
- Mains gas central heating, uPVC double glazed window frames
- Secure resident guest parking and delightful private south-facing rear garden

## Location:

Situated off Fane Street which runs parallel to the Lisburn Road.

## Property Comprises

### Ground Floor

Front door to . . .

ENTRANCE HALL: Laminate wood effect floor.

CLOAKROOM: (Under stairs). Low flush suite.

LIVING ROOM: 11' 6" x 11' 0" (3.51m x 3.35m) Laminate wood effect floor, door to enclosed rear yard. Open plan to . . .

KITCHEN: 14' 10" x 8' 7" (4.52m x 2.62m) Modern fitted kitchen with good range of high and low level units, work surfaces, integrated oven and hob with extractor above, Vaillant gas boiler, integrated fridge freezer, part tiled walls, ceramic tiled floor, recessed spotlights.

### First Floor

LANDING: Intercom.

BEDROOM (1): 11' 6" x 11' 0" (3.51m x 3.35m) Laminate wood effect floor.

BEDROOM (2): 11' 6" x 8' 1" (3.51m x 2.46m) Laminate wood effect floor.

BATHROOM: 6' 11" x 6' 1" (2.11m x 1.85m) Modern white suite comprising pedestal wash hand basin, low flush wc, panelled bath with mixer tap and telephone hand shower, chrome heated towel rail, ceramic tiled floor, part tiled walls, extractor fan.

