



Total area: approx. 58.7 sq. metres (631.4 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**Apt 16 - 219 Saintfield Rd**

Energy Rating		
Epc Type: Domestic		
Current: B81		
Potential: B82		
EPC Landmark Code: 3304-7719-5102-0300-8592		
<a href="#">Epc Certificate</a>		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
	81	82

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700  
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An excellent first floor apartment in a convenient and popular residential location in south east Belfast.

Good access to the city centre and close proximity to several popular local shopping centres. We are confident that prospective purchasers will be suitably impressed.

The accommodation comprises, a spacious living room and dining area, a modern fitted kitchen with range of integrated appliances. Two well proportioned bedrooms, the master benefits from an ensuite shower room and a main bathroom.

Additionally the property benefits from gas fired central heating, uPVC framed double glazed windows, one allocated parking space and additional parking for guests if required.

**Offers Over  
£135,000**

Apt 16,  
219 Saintfield Road,  
Belfast,  
BT8 7HQ

Viewing by  
appointment with  
& through agent  
028 9066 3030

Apt 16, 219 Saintfield Road,  
Belfast,  
BT8 7HQ

## Property Features

- An Excellent First Floor Apartment in Prime Residential Location
- Convenient Access to City Centre by Car or Local Bus Route
- The Beechill/Purdysburn Road Park & Ride Facility is Close By
- Living Room/Dining Area
- Modern Fitted Kitchen with Integrated Appliances
- 2 Well Proportioned Bedrooms, Master with Ensuite Shower Room
- Main Bathroom
- Gas Fired Central Heating
- uPVC Framed Double Glazed Windows
- 1 Allocated Parking Space, Additional Guest Parking
- Intercom Entry System

## Location:

Saintfield Road heading into town, apartment is on the left hand side just after Glenhugh Park.

## Property Comprises

### Ground Floor

ENTRANCE HALL: Stairs to . . .

### First Floor

APARTMENT HALLYWAY: Laminate wood flooring, storage cupboard.

LIVING ROOM: 17' 5" x 13' 1" (5.31m x 3.99m) Wood laminate flooring.

MODERN FITTED KITCHEN: 8' 10" x 7' 7" (2.69m x 2.31m) Range of built-in high and low level units and excellent work surfaces, integrated fridge freezer, built-in four ring gas hob, single drainer stainless steel sink unit with mixer tap, built-in electric oven, integrated washing machine, gas fired boiler.

BEDROOM (1): 12' 6" x 12' 6" (3.81m x 3.81m) Wood laminate floor.

ENSUITE SHOWER ROOM: Shower cubicle with thermostatically controlled shower unit, wash hand basin, low flush wc, ceramic tiled floor, part tiled walls.

BEDROOM (2): 9' 2" x 8' 6" (2.79m x 2.59m)

BATHROOM: Panelled bath, pedestal wash hand basin, low flush wc, thermostatically controlled shower unit and shower screen, ceramic tiled floor, part tiled walls.

