



Located just off Barnett's Road, this bright and airy duplex apartment is a short drive from Ballyhackamore and its array of shops and cafes, with Stormont Estate and the glider a short stroll away.

The accommodation comprises of lounge open plan to kitchen, bedroom and bathroom to the first floor, and master bedroom with ensuite on the second floor. The property also benefits from a generous private balcony from the lounge, plus resident parking to the rear.

This property is perfect for first time buyers, downsizers and investors alike.

Offers Over
£145,000

2 Barnetts Lodge,
off Barnetts Road,
Belfast,
BT5 7FS

Viewing by
appointment with
& through agent
028 9065 0000

- Bright and airy first/second floor duplex apartment in quiet cul de sac location
- Lounge with access to generous private balcony
- Kitchen with built in appliances
- Two bedrooms, master with ensuite shower room
- Bathroom with white suite
- Oil fired central heating/Double glazing
- Resident parking to the rear
- Popular residential location very close to Ballyhackamore Village and Stormont Estate

The Property Comprises:

Ground Floor

Hardwood front door with feature panel to:
COMMUNAL ENTRANCE HALL: Stairs to first floor.



First Floor

Hardwood door to:
ENTRANCE HALL: Access to shelved hotpress.
OPEN PLAN KITCHEN/LIVING/DINING: 19' 10" x 12' 0" (6.05m x 3.66m) Range of high and low level units. Stainless steel sink with mixer tap, tiled splashback. Integrated under bench oven. Integrated four ring hob. Stainless steel extractor hood. Plumbed for washing machine, space for fridge/freezer. Tiled floor.
LIVING/DINING AREA: Open fire with tiled hearth. Laminate wooden floor. Glazed double doors to private balcony.



BEDROOM (2): 10' 11" x 8' 9" (3.33m x 2.67m)

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with mixer tap. Panelled bath with mixer tap and telephone hand shower. Part tiled walls. Tiled floor.

Second Floor

MASTER BEDROOM: 14' 0" x 13' 3" (4.27m x 4.04m) (at widest points).

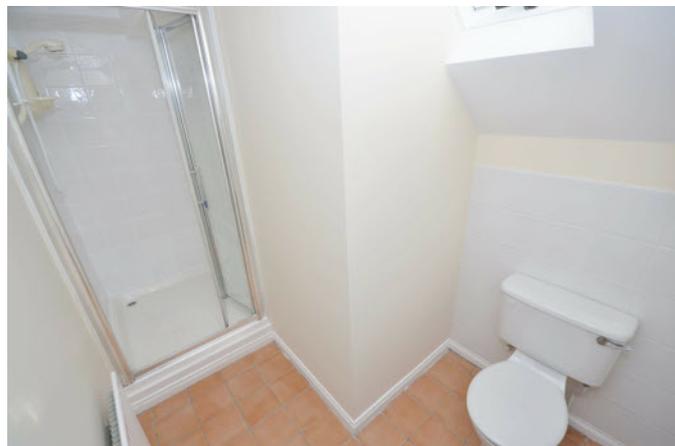
ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with mixer tap, part tiled walls, tiled floor. Shower cubicle with electric shower, Velux skylight.

Outside

Private balcony and residents parking.

MANAGEMENT COMPANY: Barnetts Court Estate Ltd.

MANAGEMENT FEE: £135 per quarter.

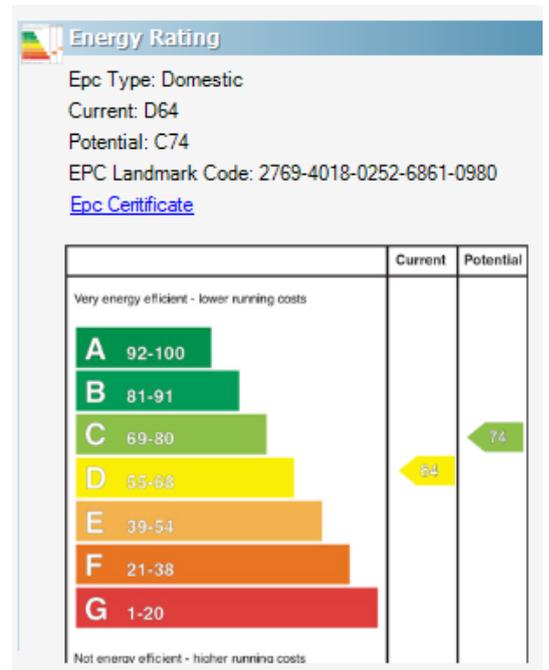


Location:

Heading out of Ballyhackamore on the Upper Newtownards Road, just before Stormont turn right onto Thornhill Drive, then left onto Barnett's Road. Second on the right turn into Barnett's Court which turns into Barnett's Lodge. Property within first block on the left.



This plan is for illustrative purposes only.
Plan produced using PlanUp.
2 Barnetts Lodge, Belfast



Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.