

## Apt 3 2A Glandore Drive , Belfast, BT15 3FG

**Offers Over £125,000**

Stunning Modern Constructed Penthouse Apartment With Garaging

This unique modern constructed penthouse apartment holds a prime site within this well regarded Antrim Road tree lined location this bright and spacious apartment will have immediate appeal. The spacious interior comprises a communal entrance hall for 2 apartments, entrance hall, 2 double bedrooms, spacious lounge with double aspect windows with delightful outlook, open plan to modern fitted kitchen incorporating built-in oven and hob with dining area and large modern white bathroom suite. The dwelling further offers upvc double glazed windows, gas central heating, low outgoings, extensive use of wooden and ceramic floor coverings and affords unique aspect and views.

Extensive garaging via roller shutter doors and a most convenient location with excellent transport links and local shopping all within walking distance makes this a unique opportunity not to be missed - Immediate inspection highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# Apt 3 2A Glandore Drive

, Belfast, BT15 3FG



- Modern Constructed Penthouse Apartment
- Open Plan To Modern Fitted Kitchen
- Modern White Bathroom Suite
- 2 Double Bedrooms
- Upvc Double Glazed Windows
- Garaging
- Spacious Lounge With Double Aspect Windows
- Gas Central Heating
- Most Popular Location

## Communal Entrance Hall

Pvc double glazed entrance door, ceramic tiled floor, intercom entry.

## Entrance Hall

Hardwood entrance door, wood laminate floor, double panelled radiator.

## Lounge

23'4" x 16'3" (7.13 x 4.96)

Wood laminate floor, gas boiler, double panelled radiator x 2.

Open plan to

## Kitchen

Single drainer stainless steel sink

unit, extensive range of high and low level units, formica worktops, built-in oven and induction hob, glass splash back, integrated extractor fan, fridge/freezer space, plumbed for washing machine, wood laminate floor.

## Utility Cupboard

Plumbed for tumble dryer.

## Bathroom

Contemporary white suite comprising panelled bath, telephone hand shower, fully tiled shower cubicle, pedestal wash hand basin, low flush wc, thermostatically controlled

shower, partly tiled walls, Lvf flooring, panelled radiator.

## Bedroom

11'5" x 8'7" (3.49 x 2.64)

Wood laminate floor, panelled radiator.

## Bedroom

15'2" x 10'10" (4.63 x 3.32)

Wood laminate floor, double panelled radiator.

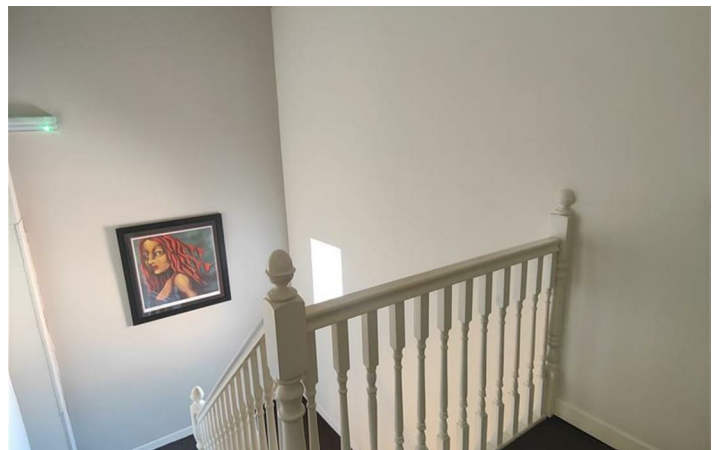
## Garage

Roller shutter door, storage.

Management Fees Approx £ 75 per month.



## Directions



# Floor Plan

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