

simon**BRIEN**
RESIDENTIAL

Apartment A3, 4 Eglantine Avenue,
Belfast, BT9 6DX



Asking Price £265,000

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KEY FEATURES

- Stunning Two Bedroom Penthouse Apartment
- Conveniently Located Off The Lisburn Road In South Belfast, Close to Queen's University, The City Hospital And Within Walking Distance Of Belfast City Centre
- Close To Excellent Shops, Eateries and Amenities On The Lisburn Road
- Recently Constructed Duplex Penthouse Apartment
- Open Plan Kitchen/Living/Dining With Superb Views Towards St Thomas Church
- Two Double Bedrooms
- Contemporary Fited Kitchen With Range of Appliances
- Two Shower Rooms With White Sanitary Ware
- Gas Fired Central Heating
- uPVC Double Glazed
- Large Private Terrace

DESCRIPTION

Superb two bedroom duplex penthouse apartment that offers stunning southerly views towards St Thomas Parish Church on Eglantine Avenue.

The apartment was constructed in 2022 and has been finished to an excellent specification.

The development consists of only five apartments and is perfectly located on Eglantine Avenue in South Belfast. Convenient to all the local amenities of the Lisburn Road, Queen's University, Belfast City Hospital and is within walking distance of Belfast City Centre.

The layout of the apartment has been carefully considered and its layout offers a superb open plan Kitchen/living/dining room and shower room on the first level and two double bedrooms and a second shower room on the second level.

The apartment has the benefit of a large private terrace that is perfect for entertaining. There are superb views from the terrace.

This penthouse apartment will appeal to an owner occupier, an investor or a parent with a child attending Queen's University.

ACCOMMODATION

GROUND FLOOR

Stairs to second floor

SECOND FLOOR

ENTRANCE HALL:

Hardwood door to entrance hall, wooden floor, cloaks storage and understairs storage



OPEN PLAN KITCHEN/LIVING/DINING:

18' 7" x 18' 3" (5.66m x 5.56m)max

Contemporary fitted kitchen with excellent range of high and low level units, inset sink, 4 ring electric hob, electric oven, integrated fridge freezer, dishwasher and washer/dryer.



SHOWER ROOM:

Fully tiled shower enclosure with rainfall shower, low flush WC, vanity sink unit, mirror with light and bluetooth

THIRD FLOOR

BEDROOM (1):

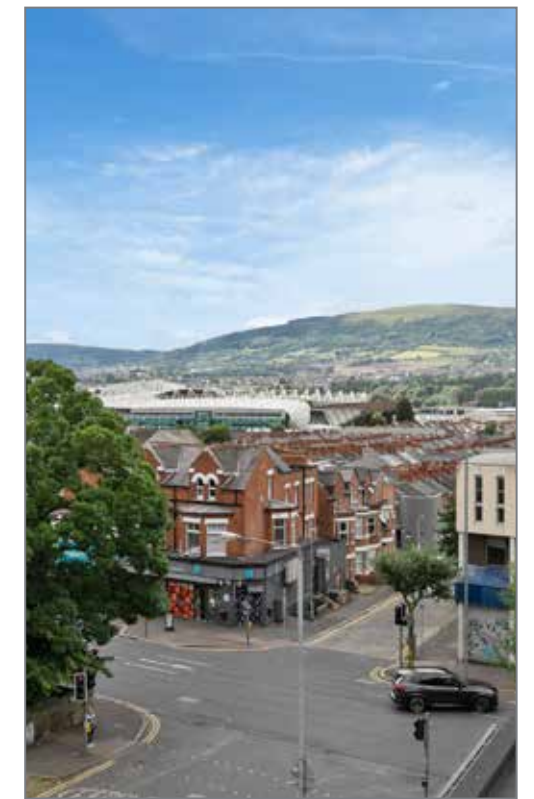
11' 4" x 8' 8" (3.45m x 2.64m)



BEDROOM (2):

10' 3" x 8' 0" (3.12m x 2.44m)

Built in robe



SHOWER ROOM:

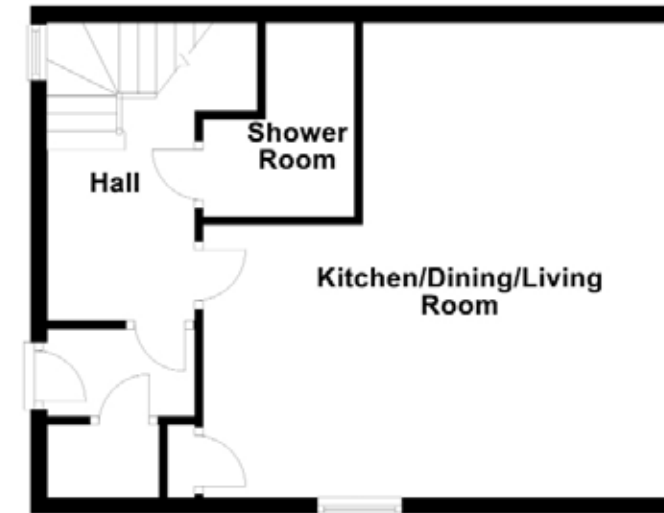
Fully tiled shower enclosure with rainfall shower, low flush WC, vanity sink unit, mirror with light and bluetooth



TERRACE:



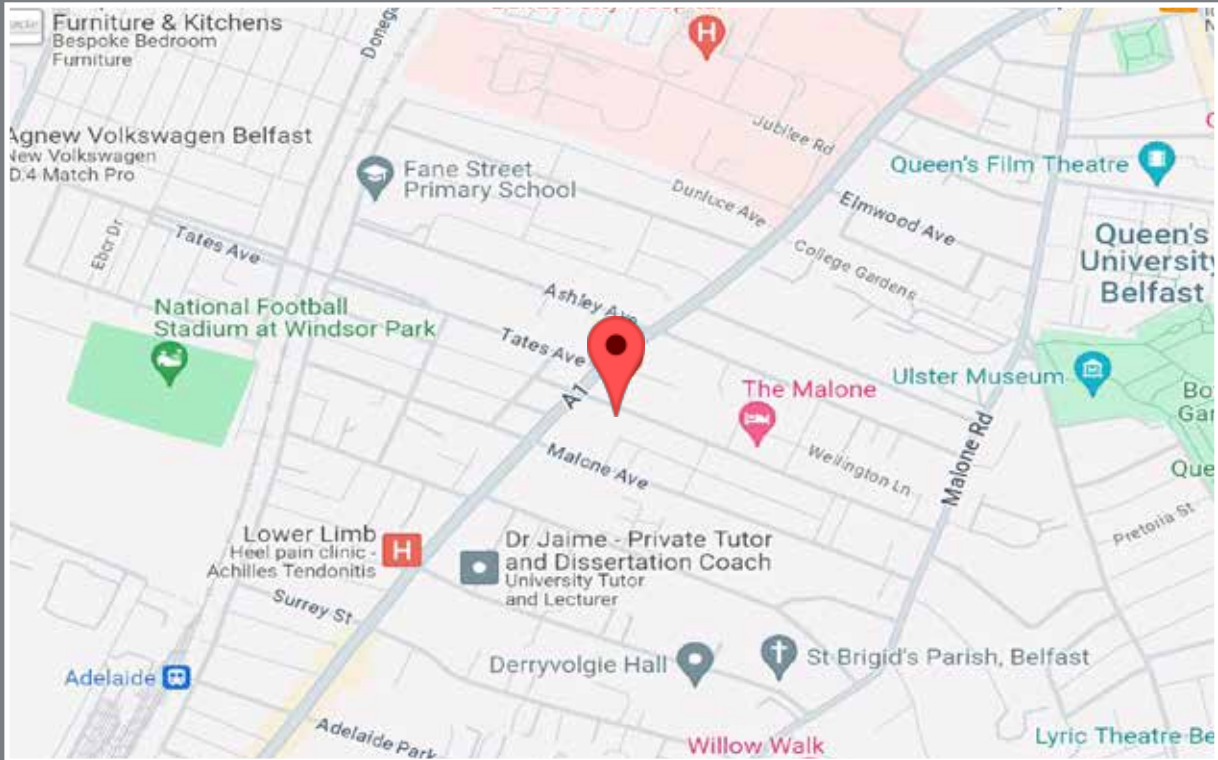
Second Level



Third Level



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TOD/D/24/SD



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