

**simonBRIEN**  
RESIDENTIAL

Apartment 2, 105 North Road,  
Belfast, BT5 5NF



Asking Price £170,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Beautifully Presented Ground Floor Apartment With Private Side Access
- Living Room With Feature Bay Windows
- Stunning Bathroom Suite With Freestanding Bath & Wet Room Walk In Shower Cubicle
- Modern Fitted Kitchen With Integrated Appliances
- One Bedroom With Additional Built In Drop Down Murphy Bed For Additional Guests
- Private Enclosed Rear Garden
- Off Street Parking
- Detached Garage
- uPVC Double Glazed Window Frames
- Gas Fired Central Heating
- Ample Built In Storage And Floored Attic Space
- Within Walking Distance Of Ballyhackamore Village
- Public Transport Links & Comber Greenway
- Convenient To Cafes, Shops Restaurants & Belfast City Centre



## SUMMARY

This beautifully presented ground floor apartment is situated on North Road, an iconic tree-lined avenue off Upper Newtownards Road, East Belfast.

The accommodation comprises an entrance door to entrance porch, leading into the entrance hallway. Number 2 is on the left-hand side of the hallway.

The internal layout runs from the entrance hall, with two good built-in storage cupboards and a study area, living room with feature bay windows, high ceilings and impressive plasterwork, stunning bathroom with free-standing bath and separate shower, double bedroom, and modern fitted kitchen.

Outside, there is residents parking to the front/side and apt 2 also has a detached garage. To the rear, is a private landscaped garden area with patio area and raised shrub beds.

Within strolling distance of Ballyhackamore with its excellent array of cafes, restaurants and shops, public transport links and the Comber Greenway are also within easy reach.



## ACCOMMODATION

### ENTRANCE

#### ENTRANCE HALL:

Part panelled walls with hardwood front door. Ceramic tiled floor. Storage area with x2 storage cupboards, and access to roofspace.



### GROUND FLOOR

#### LIVING ROOM:

17' 0" x 17' 0" (5.18m x 5.18m)

To bay. Fireplace. Corniced ceiling. Laminate wood floor. Fold down day bed.



#### BEDROOM (1):

11' 0" x 9' 3" (3.35m x 2.82m)



#### KITCHEN:

13' 7" x 6' 7" (4.14m x 2.01m)

Excellent range of modern high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Part tiled walls. Plumbed for washing machine. 4 ring stainless steel gas hob and under oven with extractor fan. Wood effect ceramic tiled floor. Spot lighting. Under counter fridge and under counter freezer. Wall mounted gas fired boiler.

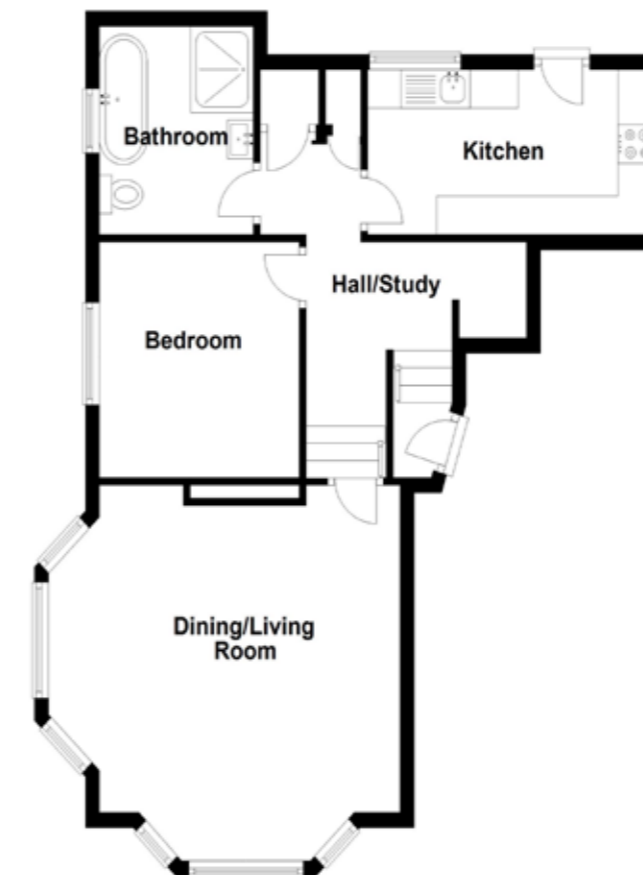


**BATHROOM:**

Contemporary white suite comprising free standing bath with mixer taps. Walk in shower cubicle with thermostatic shower fitting and drencher. Vanity unit with mixer taps. Low flush WC. Ceramic tiled floor.



**Ground Floor**



**OUTSIDE**

Patio gardens in lawn. Pebbled area. Raised flower beds. Side access.

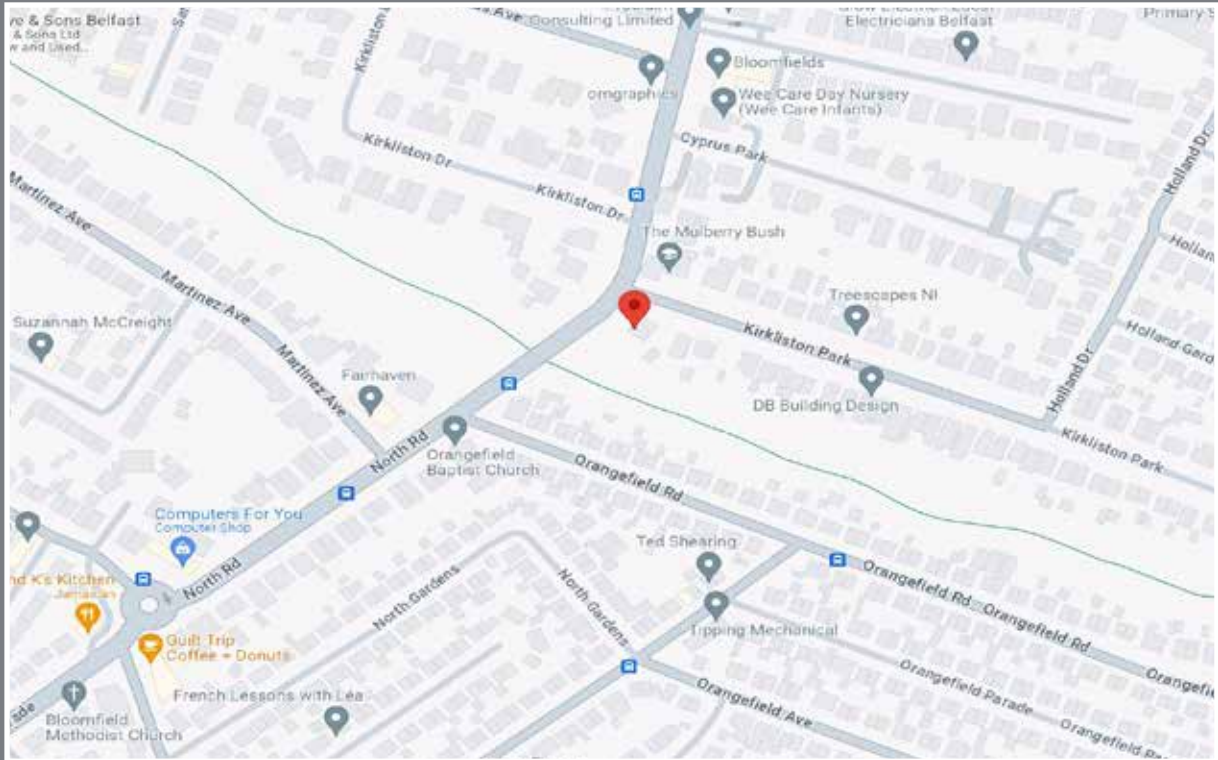
**DETACHED GARAGE:  
17' 8" x 10' 0" (5.38m x 3.05m)**

Up and over door. Power and light. Outside tap.

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

**Apt 2, 105 North Road, Belfast**

# 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](http://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: JD/K/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

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