

simon**BRIEN**  
RESIDENTIAL

Apt 6 Lanyon Manor,  
2 Eglantine Place, Belfast, BT9 6EY



Asking Price £179,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

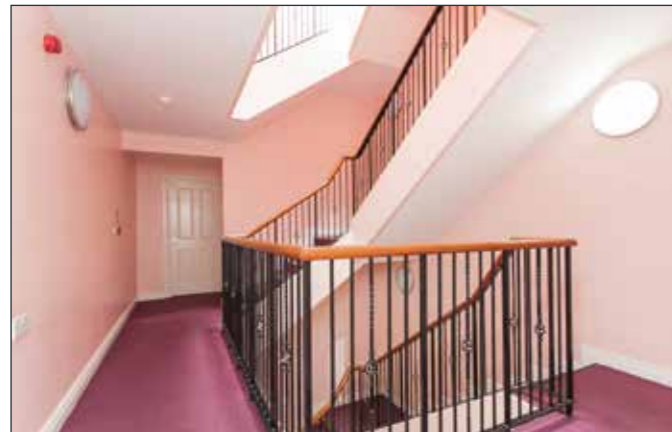
- Well Presented 1st Floor Apartment
- Two Double Bedrooms
- Spacious Open Plan Kitchen/Living/Dining
- Modern Bathroom And Ensuite
- Gas Heating (New Boiler Installed 2021) And Double Glazing
- Allocated Parking To Rear
- Prime Location Within Walking Distance Of Lisburn Road, Queens University, And Belfast City Centre
- Ideal First Time Buy Or For Young Professional/Investor
- Furniture Available To Purchase By Separate Negotiation
- Viewing By Private Appointment

## SUMMARY

Exceptionally well located between the Malone and Lisburn roads off Eglantine Place, Lanyon Manor is well positioned in this prime residential location within walking distance of all the amenities of the Lisburn Road as well as Queens University, Belfast City Hospital and City Centre.

The accommodation is both bright, spacious and well-presented and provides two double bedrooms together with open plan kitchen/living/dining, bathroom, and ensuite. There is the added benefit of an allocated parking space to the rear.

Likely to be of interest to the first time buyer, young professional or investor in today's market viewing is by appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE:

Stairs to:

### FIRST FLOOR

#### ENTRANCE PORCH:

Hardwood door leading to Entrance Porch with inner door to:

#### ENTRANCE HALL:

Intercom system.

#### LIVING / KITCHEN / DINING:

**20' 2" x 13' 8" (6.15m x 4.17m)**

In the Living Area - Tiled floor. French doors to Juliet balcony.

In the Kitchen Area - Excellent range of high and low level units. Single drainer stainless steel sink unit. 4 ring hob. Electric oven. Plumbed for washing machine. Fridge/freezer.



**BEDROOM (1):**  
13' 0" x 9' 2" (3.96m x 2.79m)

**ENSUITE SHOWER ROOM:**  
Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.

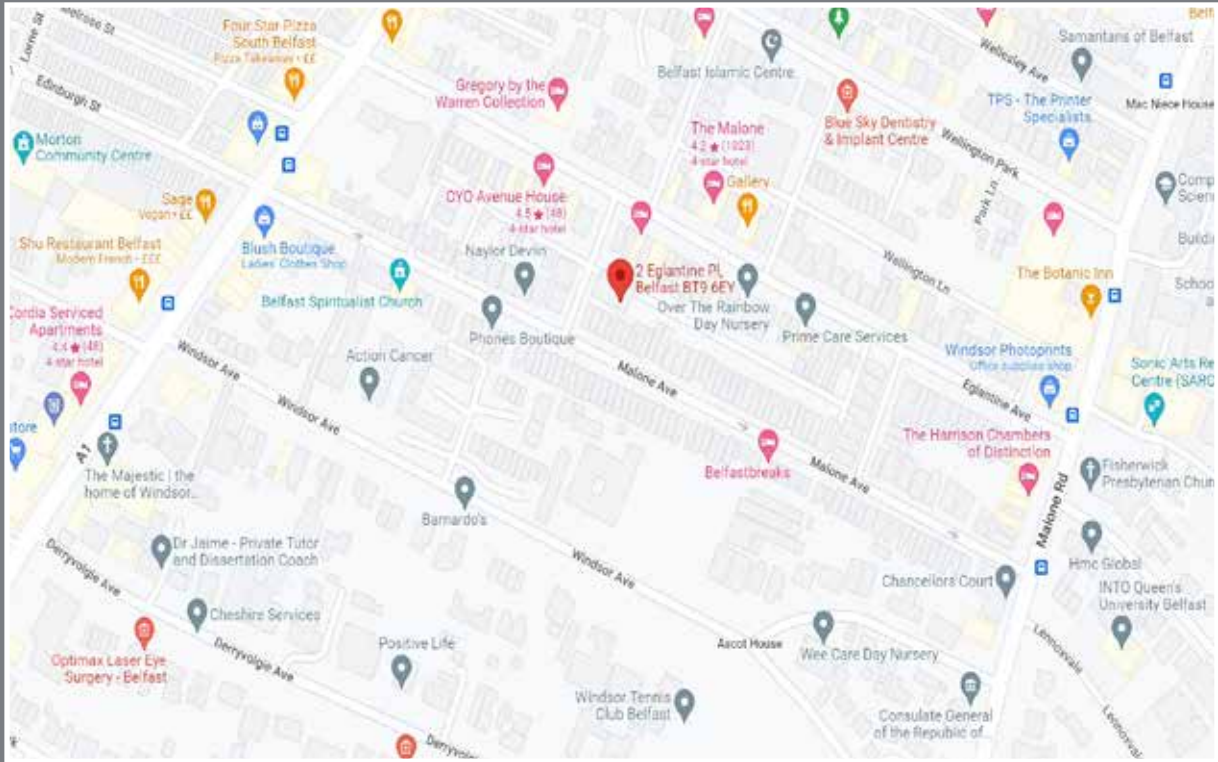
**BEDROOM (2):**  
11' 7" x 9' 2" (3.53m x 2.79m)

**BATHROOM:**  
White suite comprising panel bath with telephone hand shower. Low flush WC. Pedestal wash hand basin.

**OUTSIDE**  
Allocated parking space.



# 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)

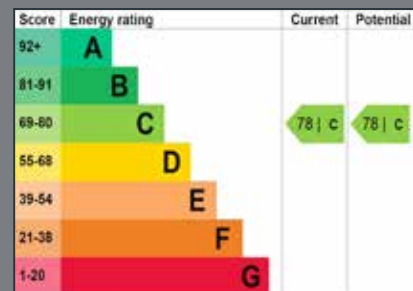


## Lettings Department

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: ML/F/22/SO



EPC REF: 0390-2956-4160-2722-6771

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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