

simon**BRIEN**
RESIDENTIAL

39E Sans Souci Park,
Belfast, BT9 5QZ



Offers Over £249,950

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KEY FEATURES

- Penthouse Duplex Apartment On 3rd Floor
- Large Lounge / Dining Room With Juliette Balcony Open To:
- Luxury Fully Fitted Kitchen With Integrated Appliances
- Bright & Spacious Accommodation
- Three Well Proportioned Bedrooms Over 2 Floor Including Ensuite Shower Room
- Modern Bathroom
- Double Glazing
- Gas Heating
- Resident's Car Parking
- Ideally Suited To The First Time Buyer, Young Professional Or Investor Alike
- Superb Location Just Off The Malone Road

SUMMARY

Sans Souci Park is accessed directly off the main Malone Road and is exceptionally well positioned within close proximity of all leading schools within the area, shopping facilities and amenities of the main Lisburn Road, with Queens University and Belfast city centre a short stroll away.

This particular duplex apartment is on the third floor and is well presented and finished to a high standard throughout.

The accommodation in brief comprises of a luxury fitted kitchen which is open plan to a dining & living area. There are three good sized bedrooms including a master with build in wardrobe and modern ensuite shower room and bathroom. The apartment has gas heating and is double glazed.

Externally the property benefits from resident's car parking.

Likely to be of interest to a young family or for those downsizing within the area, we recommend immediate inspection of this superb apartment.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE:

Hardwood front door leading to reception hall with stair access to:

THIRD FLOOR

ENTRANCE HALL:

Built-in storage cupboard. Plumbed for washing machine. Space for tumble dryer. Access to Bedroom 3.

LOUNGE:

19' 8" x 16' 4" (5.99m x 4.98m)

Double glazed French doors opening to Juliette balcony with mature aspect. Laminate wooden floor. Low voltage spotlighting.





KITCHEN:

9' 5" x 6' 1" (2.87m x 1.85m)

Range of high and low level units. Laminate work surfaces. Stainless steel sink unit with mixer taps. Built-in oven. Hob with extractor fan over. Built-in microwave and fridge/freezer. Casual dining area. Plumbed for dishwasher.

BEDROOM (1):

13' 2" x 10' 8" (4.01m x 3.25m)

Laminate wooden floor. Built-in wardrobe.

BEDROOM (2):

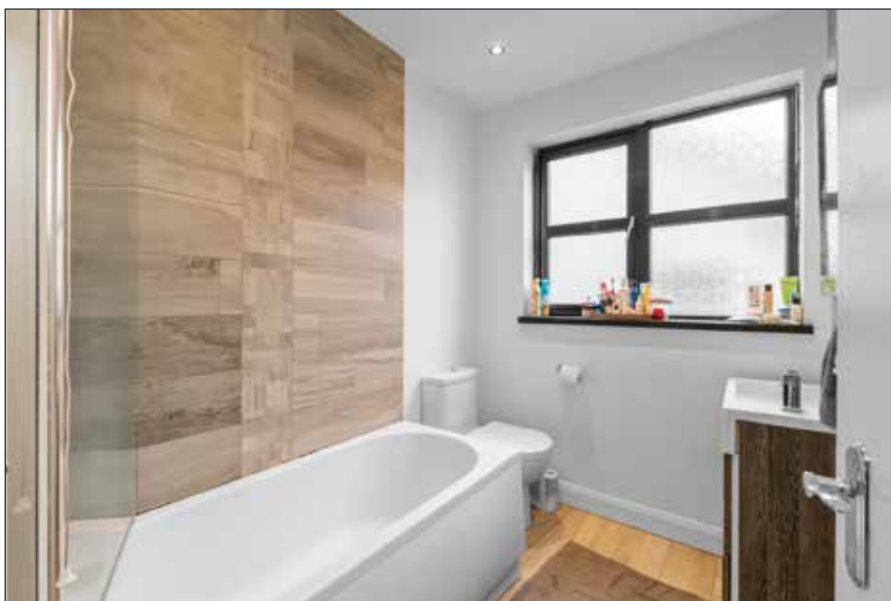
14' 0" x 8' 7" (4.27m x 2.62m)

Laminate wooden floor. Access to rear balcony and outdoor steps.

BATHROOM:

Light coloured suite comprising low flush WC. Pedestal wash hand basin with vanity unit. Panelled bath with rainhead shower above. Partially tiled walls. Extractor fan. Chrome towel radiator. Low voltage spotlighting.





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UPPER LEVEL

BEDROOM (3):

12' 6" x 9' 11" (3.81m x 3.03m)

Large built-in wardrobe. Low voltage spotlighting.

ENSUITE SHOWER ROOM:

Shower with rainhead attachment. Low flush WC. Pedestal wash hand basin. Chrome towel radiator. Partially tiled walls. Tiled floor. Extractor fan. Low voltage spotlighting.

OUTSIDE

Resident's parking.

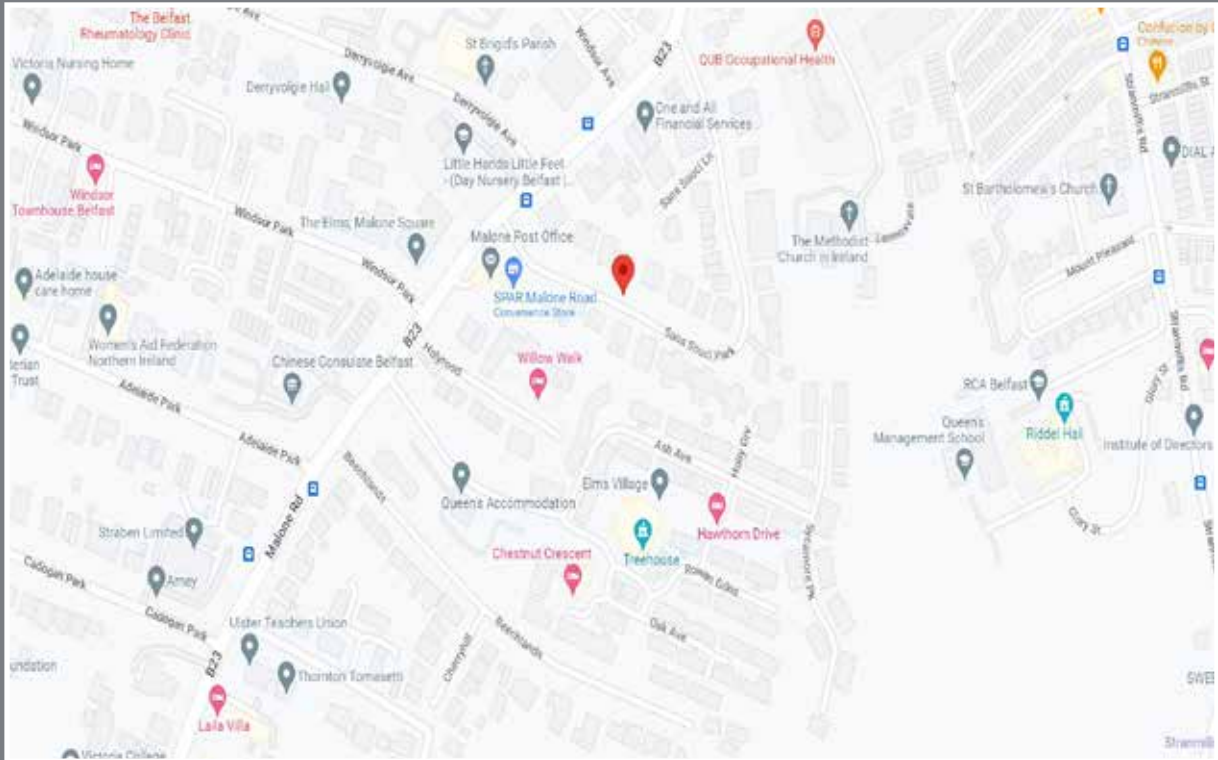


39e Sans Souci Park, Belfast (Lower Floor)
Plans for illustrative Purposes Only



39e Sans Souci Park, Belfast (Upper Floor)
Plans for illustrative Purposes Only

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.



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