

simonBRIEN
RESIDENTIAL

**Apt 3 River House, 21 The Boulevard,
Belfast, BT7 3LN**



Offers Over £260,000

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KEY FEATURES

- Superb First Floor Apartment Of Approximately 1000 sq ft In Popular Residential Location With Southerly Aspect
- Large Spacious South Facing Private Paved Terrace With Great Views
- Secure Under Ground Allocated Parking Space & ample Visitor Parking
- Lift Access With Access To Courtyard
- Spacious Bright Living / Dining Area Room With Access To Spacious Terrace
- Luxury Kitchen With Integrated Appliances
- Principle Bedroom With Luxury Fully Tiled Ensuite Shower Room
- Two Additional Bedrooms With The Second Bedroom Having Direct Access To The Private Terrace With Morning Sun.
- Luxury Recently Fitted Luxury Bathroom Suite
- The Apartment Is A Stone Throw Away From The Lagan Tow Path Through The Newly Built Bridge
- Gas Fired Central Heating
- Suited To Young Professional, Families Or Investors Alike
- Excellent Location Within Minutes Walk Of Stranmillis Village, Ormeau Road, Close Proximity To Forestside, Queen's University & Both City & Royal Victoria Hospitals

DESCRIPTION

An exceptional recently refurbished first floor, three bedroom apartment in the popular Wellington Square development, this home is well suited to the young professional, families or investor alike. The apartment is unique that it benefits from spacious South facing private paved terrace to the front which is ideal for entertaining and over looks the river and benefits from great sunsets! The apartment is a stone throw away from the lagan tow path through the newly built bridge.

The internal accommodation comprises of a Luxury Kitchen with integrated appliances open to a spacious living / dining room with recently fitted engineered wood herringbone floor. There are three bedrooms, principle bedroom with ensuite shower room, and a main luxury bathroom. In addition, there is secure allocated underground car parking and visitor parking.

An excellent opportunity to acquire a well-appointed property in a highly sought after residential area close to Ormeau Road, Stranmillis, Queen's University Belfast, City and Royal Victoria Hospitals and Belfast City Centre.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Recently fitted engineered wood herringbone floor



KITCHEN:

13' 2" x 9' 5" (4.02m x 2.86m)

Range of high & low level units, Bosch under bench electric oven, 4 ring gas hob, stainless steel extractor fan, stainless steel sink unit, integrated fridge freezer, integrated dishwasher, low voltage spot lights, ceramic tiled floor

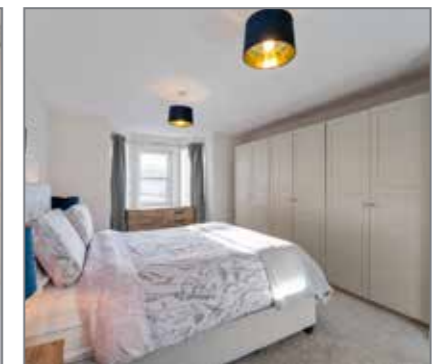


LIVING/DINING ROOM:
19' 11" x 15' 7" (6.06m x 4.74m)

Recently fitted engineered wood herringbone floor, Double Upvc Doors To Large Spacious Paved Terrace



PRINCIPLE BEDROOM:
14' 12" x 11' 10" (4.56m x 3.61m)



ENSUITE SHOWER ROOM:

Fully tiled, double shower, low flush wc, pedestal wash hand basin with vanity unit

BEDROOM (2):
12' 3" x 10' 7" (3.73m x 3.23m)

Direct access to the private decked terrace area with morning sun.



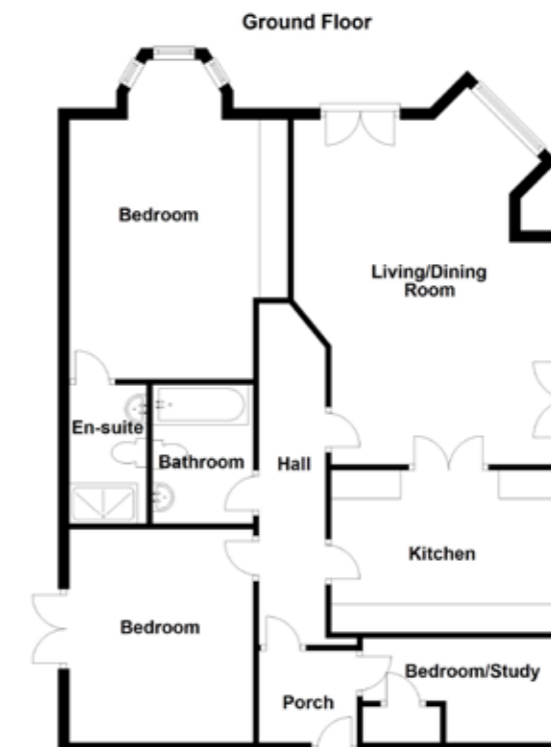
BEDROOM (3):
11' 7" x 6' 5" (3.52m x 1.95m)

Currently used as a home office. Additional built-in storage.

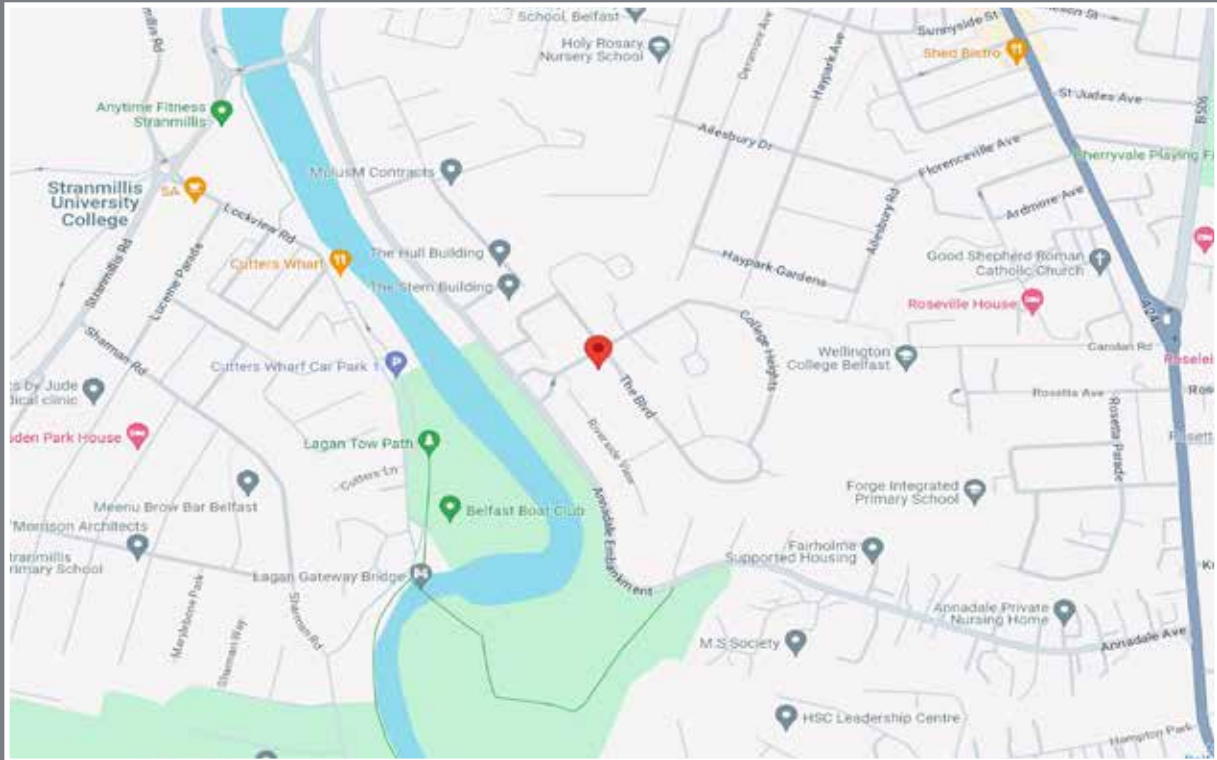


BATHROOM:

Ceramic tiled floor, part tiled walls, close coupled wc, pedestal wash hand basin with vanity unit, low voltage spot lights.



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

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