

simon**BRIEN**
RESIDENTIAL

14 Redwood Grove,
Dunmurry, Belfast, BT17 9RN



Asking Price £115,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented First Floor Apartment In Popular Development
- Bright & Spacious Lounge & Dining
- Modern Separate Kitchen With Built-In Appliances & Direct Access Onto Balcony
- Two Double Bedrooms
- Modern White Bathroom Suite
- Generous Storage Internally With Two Storage Cupboards
- Phoenix Gas Central Heating / uPVC Double Glazed Windows
- Allocated Parking Spaces
- Within Walking Distance Of Dunmurry Village & A Short Drive To Lisburn & Belfast

SUMMARY

An attractive, modern first floor apartment located in the popular 'Redwoods' development. Situated in Dunmurry and with access to the train station from the development, its location is extremely convenient for commuters.

The accommodation comprises of two double bedrooms, living room open plan to dining area with a separate kitchen with balcony. There is a modern bathroom and twin storage cupboards. Outside, is an enclosed rear yard and parking to the front.

A superb first time buy home or buy to let investment. Viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

FIRST FLOOR

RECEPTION HALL:

Solid wooden front door. Storage cupboard. Ferroli gas boiler. Additional shelved storage cupboard.

LIVING ROOM:

21' 9" x 14' 5" (6.63m x 4.40m)



KITCHEN:

9' 4" x 7' 8" (2.84m x 2.34m)

Range of high and low level units. Built-in fridge freezer. 'Zanussi' under bench electric oven. 4 ring gas hob. Stainless steel extractor fan. 'Zanussi' integrated dishwasher. Low voltage spotlighting. Twin uPVC double glazed doors leading to balcony. Laminate wooden floor.

MAIN BEDROOM:

10' 6" x 9' 10" (3.2m x 3m)

BEDROOM (2):

10' 7" x 8' 9" (3.23m x 2.67m)

BATHROOM:

Low flush WC. Pedestal wash hand basin with vanity unit. Panelled bath with rainhead attachment and shower screen. Extractor fan. Partially tiled walls. Ceramic tiled floor.

OUTSIDE

Enclosed rear yard, and allocated parking to the front.

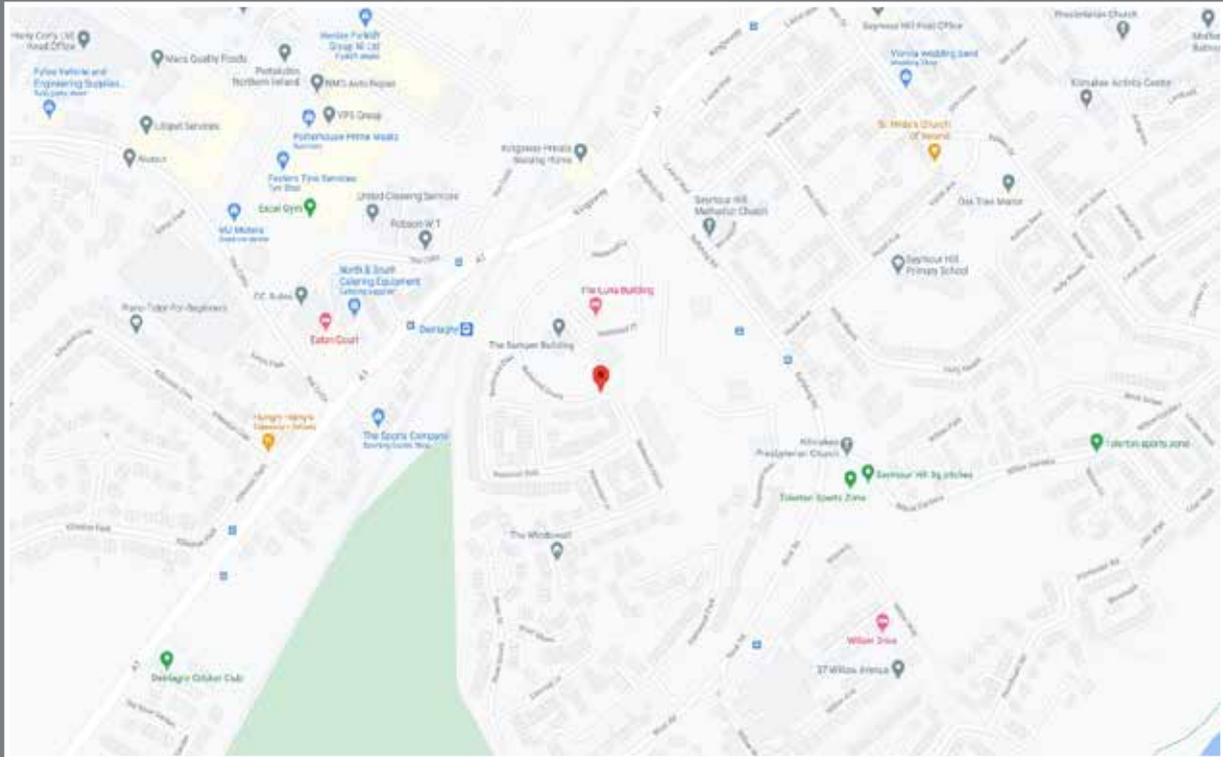
ADDITIONAL INFORMATION

SERVICE CHARGES:

Ground Rent - £75 per annum
Management Fees (Includes Building Insurance) - £25 per month



Location



Travelling through Dunmurry towards Lisburn, the Redwoods Development is on the left hand side.

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

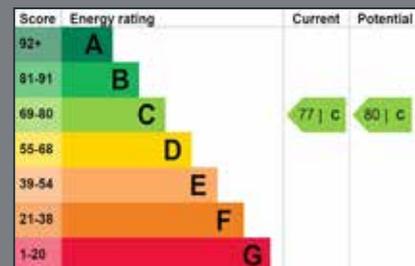


Lettings Department

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: RL/A/21/SO



EPC REF: 0345-3002-5209-0439-9204

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.