

**No 4 DRUMKEEN MANOR
Saintfield Road, Belfast BT8 7AZ**



This attractive and deceptively spacious GROUND FLOOR apartment which has two bedrooms is most conveniently positioned just off Saintfield Road below Forestside with all the popularity that location brings and access to the many services and amenities it provides. On a public bus route and within walking distance to the many enticing shops next door. One of only a small number of similar styled Ground and First Floor units each with their own door access and enjoying extensive common private garden area at rear with ample shared parking space and adopted vehicle access to front. This is a traditional block and brick constructed apartment with solid ground floors, windows to front and rear and electric central heating radiators some being economy seven tariff. The internal space is excellent with a deceptive well-planned layout offering good room sizes including a large kitchen with space for casual dining. Some updating may be considered necessary, however, the opportunity to acquire GROUND FLOOR space in this part of South Belfast should not be underestimated. We expect keen interest and therefore early viewing is essential for full appreciation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Offers Invited Around £149,950-00

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Enclosed
Front
Porch: 4/6
x 3/3 with
hardwood
glazed
entrance
door, plus
separate
window
to front.



Living Room: 18/0 x 12/6 with bay window to front, ceiling cornice. Useful walk in under stairs cloaks cupboard space.



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Spacious Kitchen: 18/0 x 7/9 with window to front. Range of high and low level fabric covered cupboard and drawer units with wood handles and contrasting work tops including an inset stainless steel sink top with mixer tap. Electric cooker socket outlet. Part tiled walls between units and cushion floor covering. Plumbing for washing machine. Space for under worktop fridge. Pleasant outlook towards Saintfield Road and passing traffic. Good space for casual dining.



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Rear Hall: 6/0 x 5/3 with access from the living room. Hot Press cupboard. Onwards to



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Bedroom 1: 14/3 x 9/9 with quiet aspect to rear



Bedroom 2: 11/4 x 8/0 to rear. Plus wall depth wardrobes with mirrored doors.



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Bathroom: 8/3 x 6/0 part half tiled and remainder fully tiled walls. Coloured suite comprising panelled bath with chrome taps PLUS separate high level wall mounted electric shower unit Redring Plus 85 Electric shower fitting. Pedestal wash hand basin and low flush W.C. External window.



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Hot Press : Separate Hot Press with copper cylinder and immersion heater, cold water storage tank over.

Central Heating: Electric central heating is installed with heaters on an economy seven tariff and other convector electric heaters.

Outside: Small front path with coloured pebble area below front bay window.



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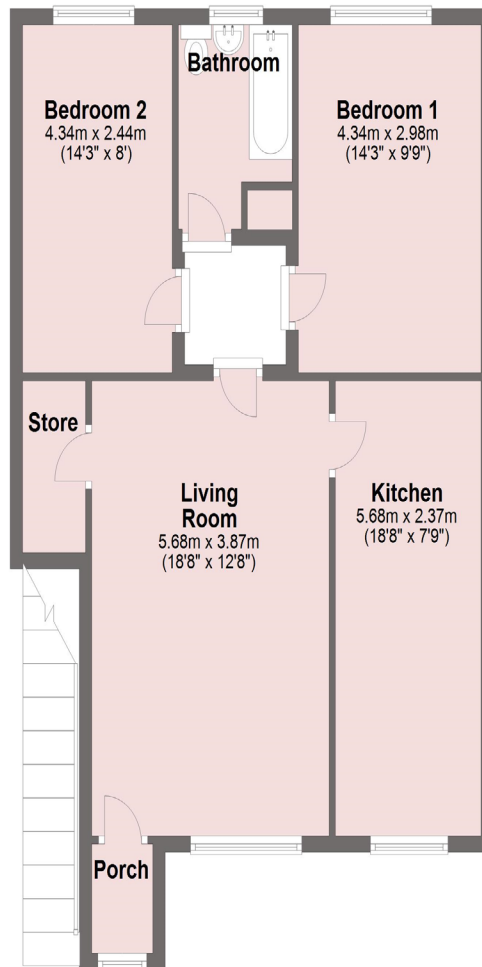
Tenure: Leasehold held on a long lease subject to an Annual Rent of 0.5p if demanded

Rates: Capital Value confirmed by the Land & Property Services Rating Authority as £120,000-00 and the Domestic Rates collected by Belfast City Council for the year commencing 01 April 2023 is £1,043-40

Service Charge: Estimated by the Management Company for 2023 as £500-00 per annum to include the cost of Building Insurance, common ground maintenance, general external maintenance affecting common areas and managing agents fees. (There are NO lift charges to incur)

EPC: C73/C78

Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

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