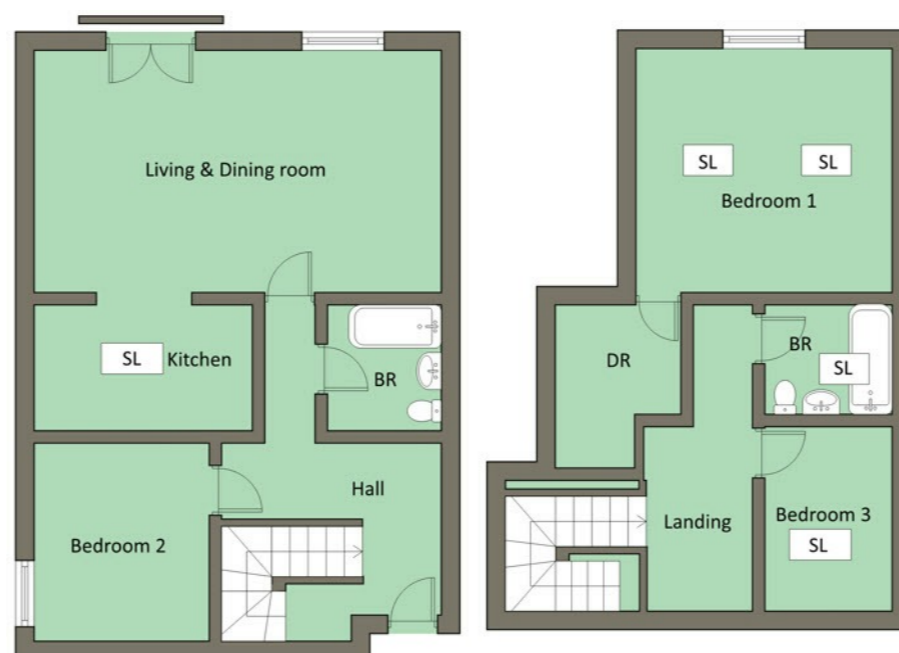


Outside

Secure parking area accessed via electric gates with two allocated spaces.

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Normandy Court is a popular and highly convenient apartment complex located along the Upper Newtownards Road. With the hustle and bustle of Dundonald Village only a short distance away, Ulster Hospital just across the road, its ease of access to Belfast City Centre and Stormont Estate ensures this property will have wide appeal from investors to first time buyers and downsizers alike.

Externally, there is a secure parking area (2 allocated spaces) accessed via electric gates. Located on the second floor, the lift facility is an added benefit to the block. The duplex apartment offers surprisingly spacious accommodation. Briefly comprising hallway, open plan kitchen – living – dining, bedroom/study, two double bedrooms – master with dressing room plus two bathrooms – one on each floor. The property is further enhanced by gas central heating and uPVC double glazed windows.

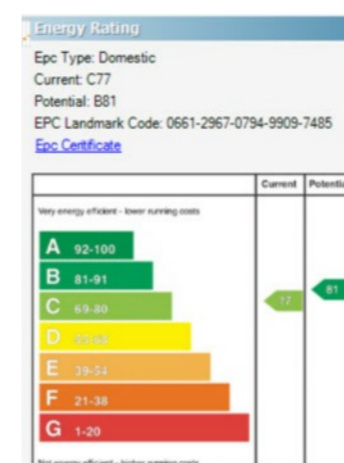
Offers Around  
£125,000

Apt 11 Normandy Court,  
Upper Newtownards  
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Apt 11 Normandy Court,  
Upper Newtownards Road, Dundonald,  
Belfast, BT16 2LA

## Property Features

Popular & highly convenient apartment block located along Upper Newtownards Road

Second floor duplex apartment

Bright, spacious & adaptable accommodation

Open plan Kitchen - Dining - Living

Bedroom/Study

Two Double Bedrooms

Master bedroom with walk in dressing

Two bathrooms - one on each floor

Gas central heating & uPVC double glazed

Lift enables ease of access to upper floor

Secure parking accessed via electric gates - 2 allocated spaces

Bus link makes it ideal for those wishing to commute

Nearby Dundonald village, Ulster Hospital & Knock Golf Club

Will appeal to investors, first time buyers & downsizers alike

## Location:

Travelling along the Upper Newtownards Road, continue passed the Ulster Hospital. Normandy Court is located on the right hand side at the junction of Church Road and Ballyregan Road.

## Property Comprises

### Second Floor

Hardwood door to . . .

HALLWAY: Store cupboard under stairs.

OPEN PLAN LIVING/DINING ROOM: 21' 8" x 13' 1" (6.6m x 4.0m)

Electric fire with light oak surround, uPVC double glazed door and window to Juliet balcony. Square arch to . . .

KITCHEN: 11' 6" x 6' 11" (3.5m x 2.1m) Modern kitchen with range of high and low level units, built-in Beko cooker, four ring gas hob and electric oven with concealed extractor fan, stainless steel sink with drainer and mixer tap, plumbed for washing machine space, fridge freezer, laminate wooden floor, tiled splash back, Vokera gas fired boiler.

MASTER BEDROOM: 13' 5" x 12' 10" (4.1m x 3.9m) Two Velux windows and large porthole style window.

WALK IN DRESSING ROOM: 10' 2" x 6' 11" (3.1m x 2.1m) (at widest points). Light and radiator. BEDROOM (2): 11' 2" x 9' 6" (3.4m x 2.9m)

BEDROOM (3)STUDY: 9' 2" x 6' 7" (2.8m x 2.0m) Velux window.

BATHROOM: Modern white bathroom suite comprising panelled bath with New Team electric shower over, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, Xpelair extractor fan unit.

