

**simonBRIEN**  
RESIDENTIAL

Apt 202 The Bakery,  
311 Ormeau Road, Belfast, BT7 3GA



Asking Price £195,000

Telephone 028 9066 8888  
[www.simonbrien.com](http://www.simonbrien.com)



### KEY FEATURES

- Superb Second Floor Two Double Bedroom Apartment
- Spacious Living/Dining Room Leading To A Stylish Kitchen
- The Apartment Overlooks Ormeau Road
- High Quality Internal Specification Including Fully Equipped Kitchen, Superbly Finished Bathroom And Video Intercom System
- Quality Hardwood Floor In Living Room And Hall
- Phoenix Gas Central Heating
- Dramatic Communal Courtyard Gardens Designed By Diarmuid Gavin
- Access To Air Conditioned Penthouse Gym With Roof Terrace For The Sole Use Of The Bakery Residents
- Quality Prevails Through All Common Areas From The Grand Entrance Foyer To The Corridors Which Are Finished In A Specially Commissioned Ulster Carpet
- Glazed Central Link With Specially Designed Glass Backed Lifts Allowing Views To The Courtyard Gardens
- Enclosed Car Parking

### SUMMARY

Apartment 202 is a spacious second floor two bedroom apartment. It benefits from large windows and offers bright and spacious accommodation. The apartment has a well-appointed living/dining area leading to a stylish kitchen and has two double bedrooms (master with ensuite) and contemporary bathroom suite.

The impressive main entrance foyer to the building is finished in black and white tiling and painted wall panelling to echo the grand style of the original lobby. Carefully restored black and white imagery of day to day life at the bakery tells a pictorial tale of the unique heritage of the building.

The development also benefits from a unique courtyard garden area designed by Diarmuid Gavin. His creativeness and awareness of what makes a great outdoor space has ensured his garden is a much used and much loved feature for residents and their visitors alike.

The Bakery enjoys a superb location overlooking Ormeau Park on the Ormeau Road, a main arterial route into Belfast City Centre. Culture and entertainment is only a ten-minute walk away in Queen's Quarter. Well maintained River Lagan walkways lead to the Waterfront Hall and City Centre. Superb bijou shops and intimate restaurants line the Ormeau Road and the nearby Forestside Shopping Centre meets every shopping whim.



### ACCOMMODATION

#### GROUND FLOOR

##### COMMUNAL ENTRANCE HALL:

Lift and staircase access to...

#### SECOND FLOOR

##### HALLWAY:

##### STORE:

Wooden floor.





**KITCHEN/LIVING/DINING AREA:**

**23' 10" x 12' 11" (7.26m x 3.94m) (at widest points)**

In the kitchen area: Excellent range of high and low level units. Inset five ring Gorenje gas hob. Electric oven and stainless steel extractor fan. Integrated fridge freezer, dishwasher and washer/dryer. Built-in microwave. Recessed low level lighting. Tiled floor.

In the living area: Wooden floor.

**BEDROOM (1):**

**15' 11" x 11' 6" (4.85m x 3.51m)**

Built-in wardrobe.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor.

**BEDROOM (2):**

**11' 8" x 9' 3" (3.56m x 2.82m)**

**BATHROOM:**

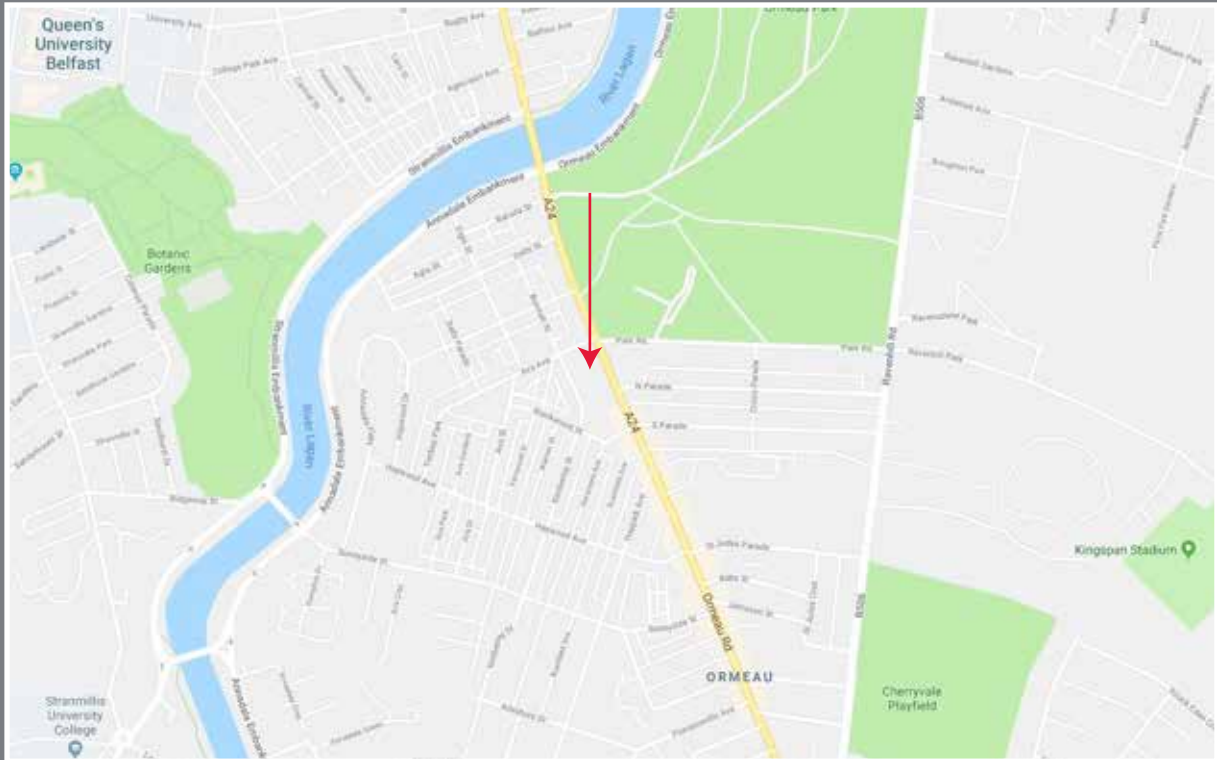
White suite comprising of panel bath. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor. Tiled walls.

**OUTSIDE**

Communal gardens and enclosed car parking.



# Location



Located on the Ormeau Road at the corner of Ava Avenue opposite Park Road.

## 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](http://www.simonbrien.com)

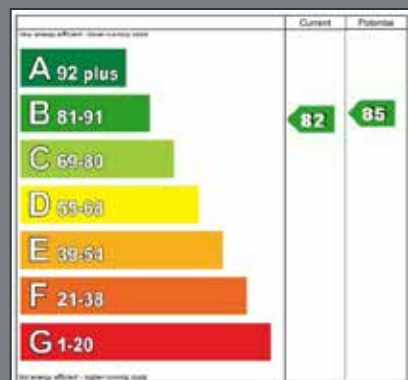


## Lettings Department

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: TOD/G/18/FB



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### South Belfast

525 Lisburn Road  
Belfast BT9 7GQ  
T 028 9066 8888  
F 028 9068 3330  
E southbelfast@simonbrien.com

### North Down

60 High Street  
Holywood BT18 9AE  
T 028 9042 8989  
F 028 9042 8844  
E holywood@simonbrien.com

### East Belfast

225-227 Upper Newtownards Road  
Belfast BT4 3JF  
T 028 9059 5555  
F 028 9059 5556  
E eastbelfast@simonbrien.com

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