

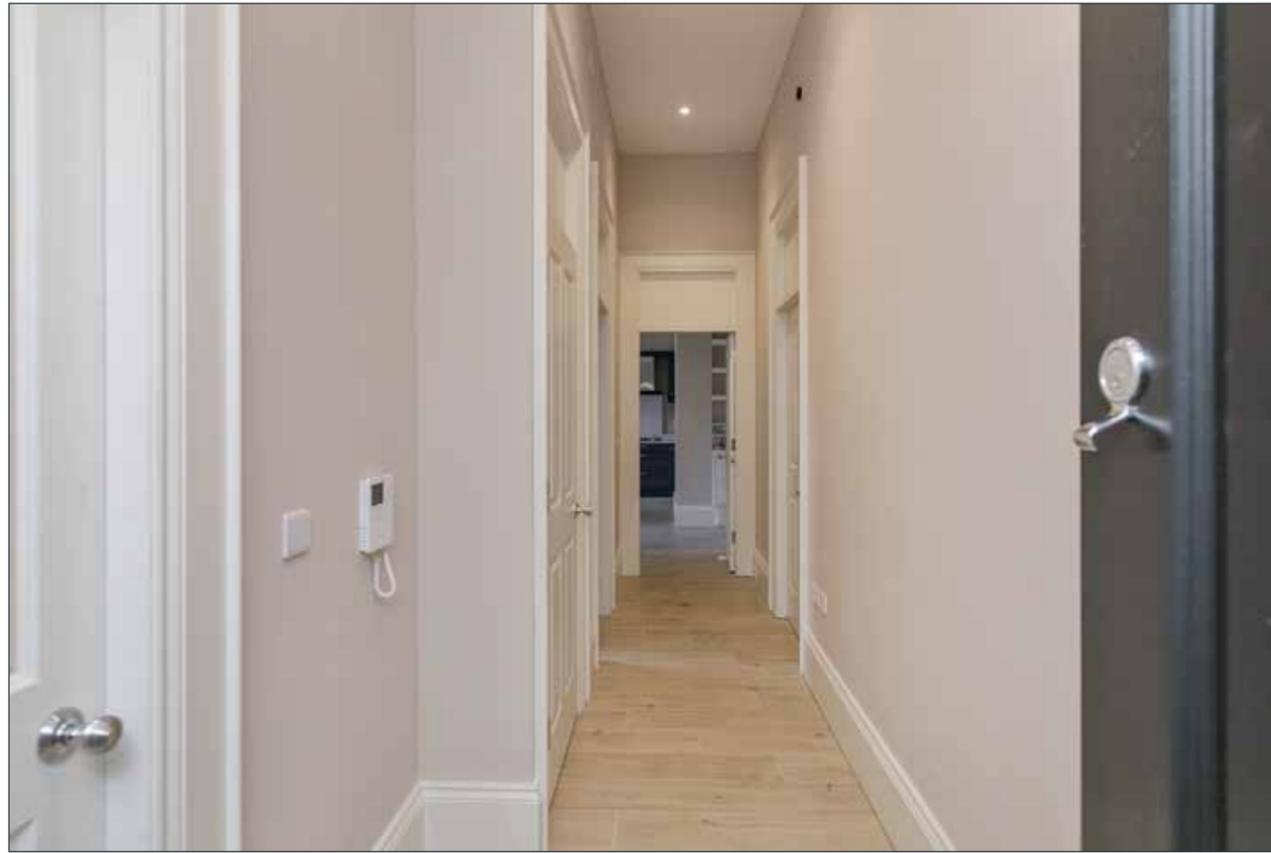
simonBRIEN
RESIDENTIAL

Apt 2, 4 Ishbel Mews,
Belfast, BT8 8FZ



Asking Price £275,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Stunning & Exceptionally Well Presented Ground Floor Apartment
- Accommodation Extending To Approximately to 1,157 Sq Ft
- Two Generous Bedrooms (Master With Luxury Ensuite)
- Spacious Living Room Open Plan to Luxury Fully Fitted Kitchen With Integrated Appliances Open To Dining Area
- Contemporary Bathroom
- Gas Fired Central Heating
- uPVC Double Glazed Sliding Windows
- Air Circulation System
- High Ceilings Throughout
- Allocated Parking
- The Development Boasts Communal Formal Gardens And Parkland Walks, All To Be Enjoyed By The Residents
- Located In The Exclusive Belvoir Park Development, Within Easy Access To Leading Schools, Forestside Shopping Centre & Tesco Newtownbreda

SUMMARY

The Belvoir Park Development has been exceptionally popular in recent years, for a wide spectrum of the market, who appreciate the quality of housing on offer, and the location which whilst semi-rural, is within comfortable commuting distance of Belfast City Centre, together with a host of other amenities, and schooling within the area.

This particular ground floor apartment has beautifully proportioned accommodation extending to 1,157 Sq Ft, providing a layout of two bedrooms, master with ensuite, family bathroom, together with spacious living room /open plan kitchen / dining area.

Likely to be of interest to the young professional or young family in today's market, and viewing of this exceptional home is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Solid wooden front door leading to:

RECEPTION HALL:

Shelved hotpress with air circulation system. Low voltage lighting.

KITCHEN OPEN PLAN DINING / LIVING AREA: 30' 0" x 18' 0" (9.14m x 5.49m) (at widest points)

Range of high and low level units. Stainless steel inset sink. 'Hotpoint' dishwasher. 'Neff' oven and microwave. 4 ring gas hob with stainless steel extractor fan above. Stone work surfaces. Integrated fridge/freezer. Pantry. Tiled floor. Low voltage spotlighting. 4 feature sliding sash windows.



BEDROOM (1):
27' 0" x 11' 0" (8.23m x 3.35m) (at widest points)

Twin built-in wardrobes with shelving. Low voltage spotlighting.

ENSUITE SHOWER ROOM:

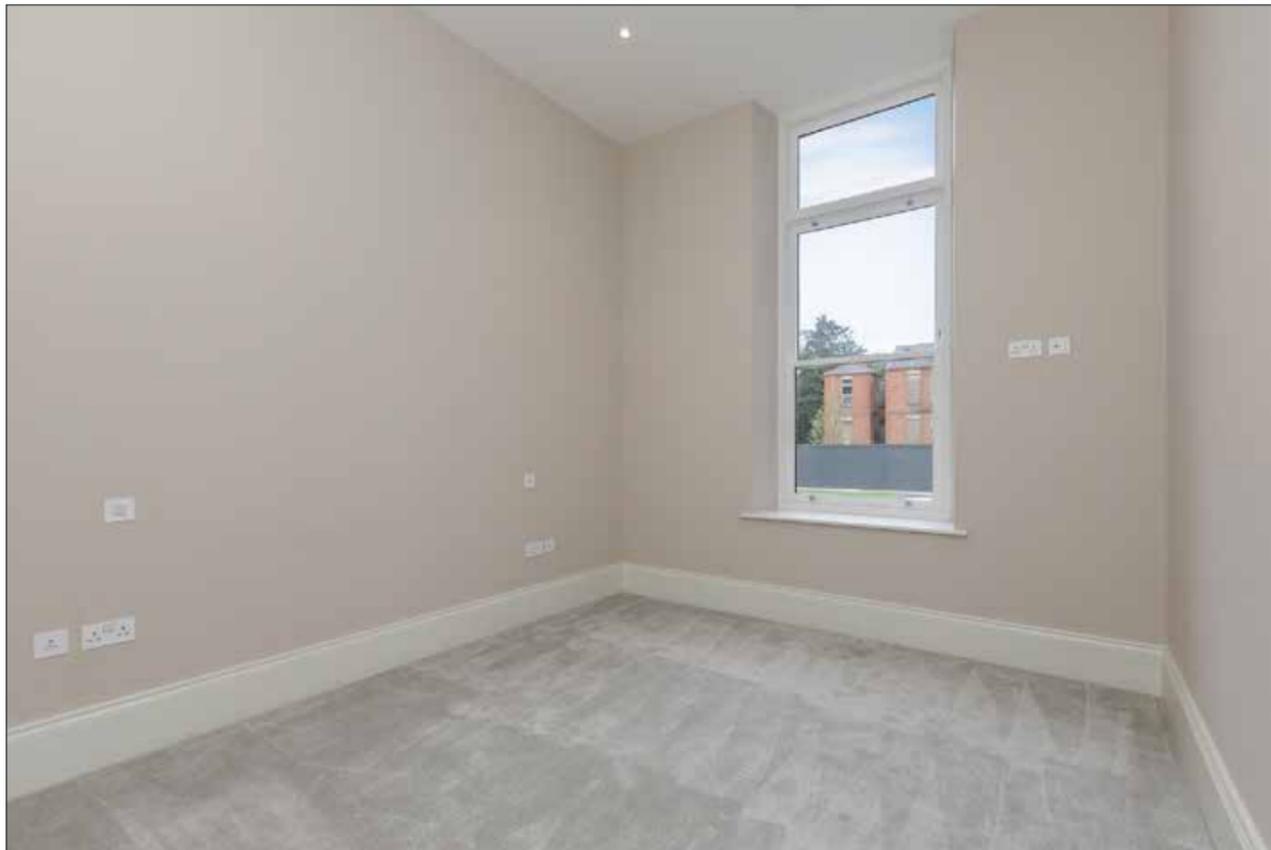
Double tiled walk-in shower with rainhead attachment. Pedestal wash hand basin. Low flush WC. Chrome heated towel radiator. Ceramic tiled floor.

BEDROOM (2):
13' 0" x 10' 0" (3.96m x 3.05m)

Low voltage spotlighting.

BATHROOM:

Freestanding bath with telephone hand shower. Low flush WC. Pedestal wash hand basin with storage cupboard and mirror. Fully tiled corner shower cubicle with rainhead attachment. Ceramic tiled floor.



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

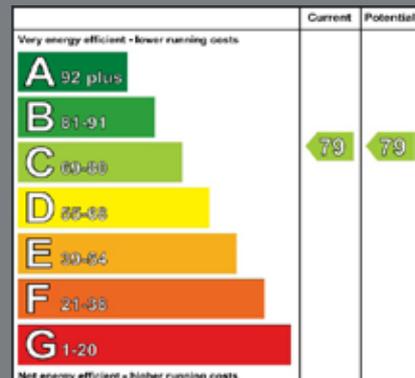


Lettings Department

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/J/20/SO



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