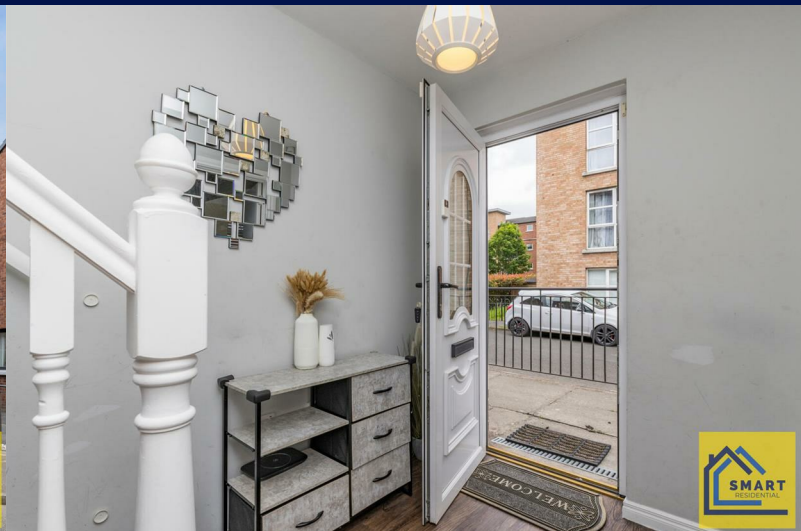




16 Lewis Park

Belfast, BT4 1FE

Offers in the region of £225,000



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Hall

The entrance hall offers a welcoming space, leading to the stairs that ascend to the first floor. It provides a practical start to the home with a bright and airy feel from the doorway's natural light.

Living Room

15' 0" x 11' 0" (4.57m x 3.36m)

The living room is a cosy and comfortable space, featuring a focal fireplace with a classic surround and hearth. The room enjoys ample natural light from the bay window. The seating arrangement offers plenty of room to relax and entertain.

Kitchen

17' 8" x 10' 6" (5.39m x 3.21m)

This open-plan kitchen and dining area combines practical cooking facilities with a space to enjoy meals and socialising. The kitchen offers a modern feel with white cabinetry, wood-effect worktops, and integrated appliances including an oven and gas hob with chimney extractor. A central breakfast bar serves as a casual dining spot, while French doors open out onto the rear garden, flooding the room with natural light and providing direct access to the outdoors.

Utility Room

8' 1" x 5' 10" (2.47m x 1.77m)

The utility room offers a practical space for laundry and additional kitchen storage, featuring a sink and plumbing connections. It leads through to a neatly appointed downstairs toilet, which is compact and functional with a WC and small wash basin.

Landing

The first-floor landing provides access to all bedrooms and bathrooms. It includes storage and space to organise daily essentials.

Bedroom 1

10' 11" x 10' 3" (3.33m x 3.13m)

Bedroom 1 is a well-proportioned double room featuring a large window that fills the space with natural daylight. The room benefits from an en-suite shower room, offering privacy and convenience.

En-suite

6' 8" x 2' 10" (2.03m x 0.86m)

The en-suite shower room attached to Bedroom 1 is fitted with a shower cubicle, WC and wash basin. It is finished in a modern style with grey tiling and a practical layout.

Bedroom 2

12' 0" x 8' 8" (3.65m x 2.65m)

Bedroom 2 is a comfortable double room. It offers ample space for a double bed and additional furniture, benefiting from a window that lets in plenty of natural light.

Bedroom 3

8' 7" x 8' 2" (2.61m x 2.49m)

Bedroom 3 is a smaller, cosy room currently set up as a home office. With enough space for a single bed or desk, making it an ideal room for study or guests.

Bathroom

6' 6" x 6' 3" (1.97m x 1.91m)

The main bathroom is modern and practical, fitted with a white suite including a bath with shower over, a WC, and

a vanity unit with wash basin. The walls and floor are clad in a grey stone-effect material creating a clean and contemporary look. A frosted window allows light into the room while maintaining privacy.

Rear Garden

The rear garden is a private outdoor space featuring a paved patio area and a lawn surrounded by fencing. It provides a pleasant area for outdoor dining, relaxing, and gardening, with gated side access and views of neighbouring properties.

DISCLAIMER

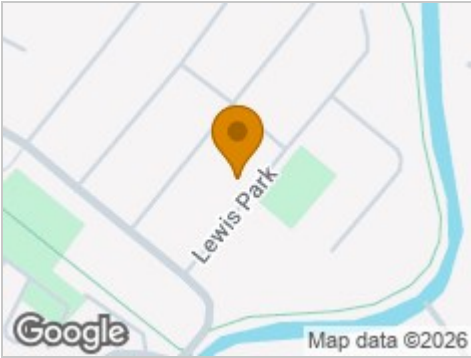
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Road Map



Hybrid Map



Terrain Map



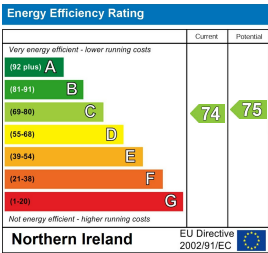
Floor Plan



Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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