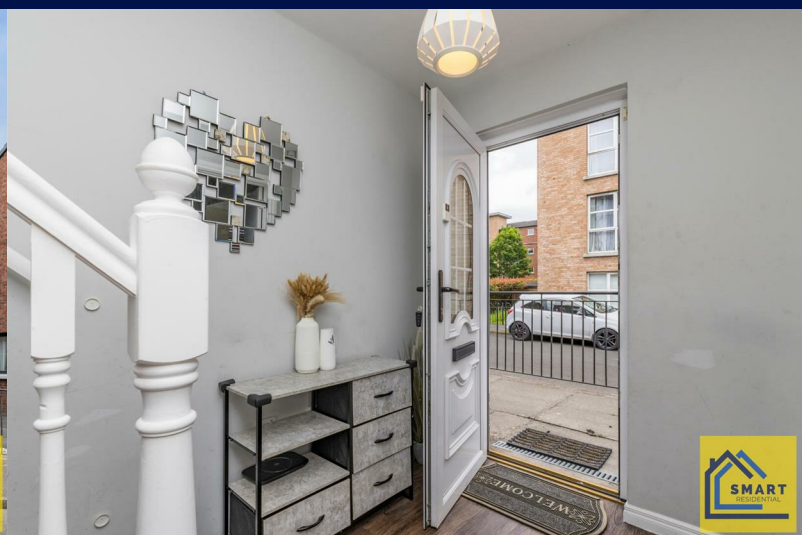
SMART RESIDENTIAL

16 Lewis Park

Belfast, BT4 1FE

Offers in the region of £225,000

3 3 1 C



16 Lewis Park

, Belfast, BT4 1FE

Offers in the region of £225,000

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.

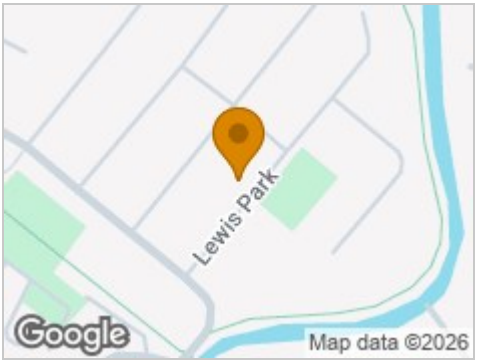
DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of SMART Residential (SMART Residential is a trading name of SRNI Ltd) has the authority to make or give any representation or warranty in respect of the property.

CUSTOMER DUE DILIGENCE

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we have a legal obligation to verify the identity of all vendors and purchasers before a sale can proceed. We conduct these checks electronically to ensure a smooth and secure process. Unlike many other agencies, SMART Residential absorbs the initial cost of these mandatory checks and does not charge any upfront administrative fees. However, please note that should either the vendor or the purchaser withdraw from the transaction after these checks have been completed, an administrative charge of £25 + VAT per person checked will become payable.

Road Map



Hybrid Map

Terrain Map

Floor Plan

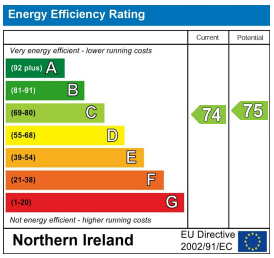
Total floor area: 93.4 sq.m. (1,006 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 2 16-18 Belmont Road, Belfast, Antrim, BT4 2AN
Tel: 02895217587 Email: hello@srni.co.uk www.srni.co.uk