



## 26 Milfort Mews, Belfast, BT17 9JE

**Price Guide £145,000**

We are pleased to present for sale this modern second floor apartment located in a quiet cul-de-sac off Glenburn Road in Dunmurry. Beautifully presented by its current owner, the accommodation is bright and spacious throughout comprising an open plan living, kitchen, dining room, two generous bedrooms, master with en-suite shower room and modern bathroom suite. The apartment also benefits from excellent storage, gas fired central heating, PVC double glazing and an allocated car parking space. Ideally situated for the first time buyer or those wishing to downsize within a convenient location the apartment is within easy commuting to both Belfast & Lisburn City Centres and close to the many shops & restaurants located in Dunmurry Village.

- Beautifully Presented Second Floor Apartment
- Large Open Plan Living / Kitchen / Dining Area
- Gas Fired Central Heating
- Ideal First Time Buy Or Investment
- Convenient Location Within Walking Distance To Shops & Restaurants
- Two Spacious Bedrooms (Master With En-Suite & Wardrobe)
- Modern Bathroom Suite
- PVC Double Glazing
- Allocated Car Parking Space

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		81	83
EU Directive 2002/91/EC			

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

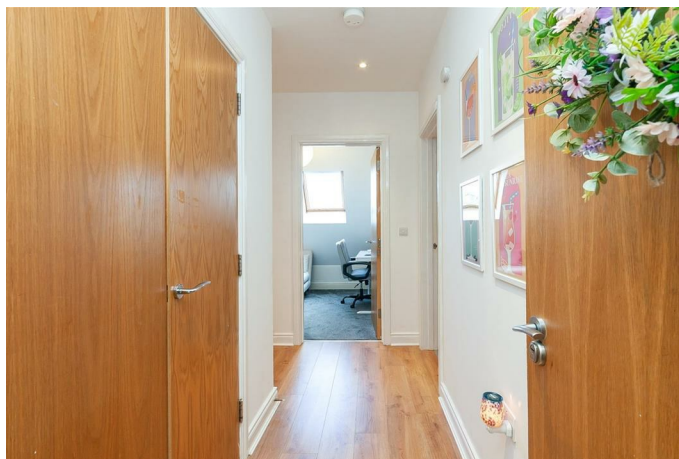
Lift & stair access to all floors.

### ON THE SECOND FLOOR

#### ENTRANCE

Hardwood front door.

#### RECEPTION HALL

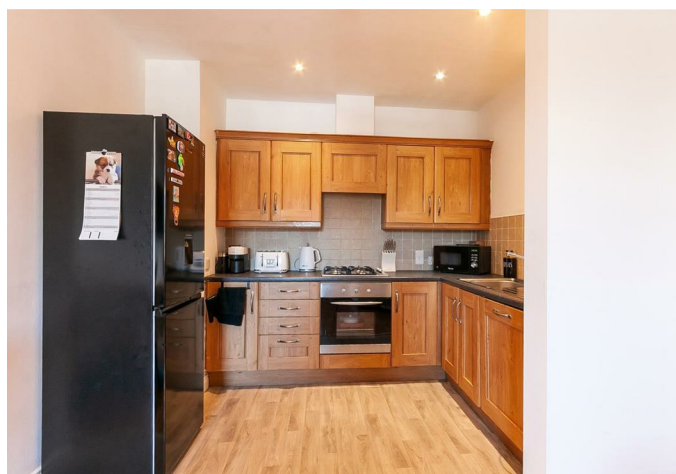


Laminate floor, intercom system, storage cupboard plumbed for washing machine. Gas boiler.

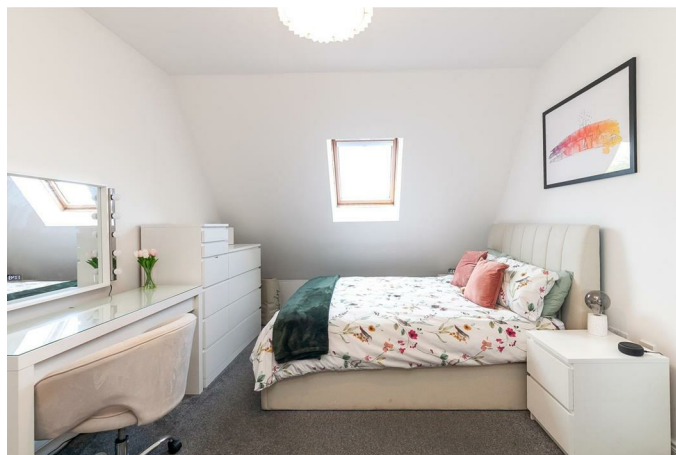
#### OPEN PLAN KITCHEN / LIVING / DINING 20'10 x 14'1 (6.35m x 4.29m)



Laminate floor. Modern kitchen with a range of high and low level units, integrated oven, 4 ring gas hob, extractor fan, stainless steel sink unit with drainer, integrated dishwasher, part tiled walls.



#### MASTER BEDROOM 13'7 x 10'7 (4.14m x 3.23m)



With wardrobe.

### EN-SUITE SHOWER ROOM



White suite comprising enclosed thermostatic shower, low flush W.C, pedestal wash hand basin, towel rail, part tiled walls and tiled floor.

### BEDROOM TWO 9'9 x 8'9 (2.97m x 2.67m)



### BATHROOM 7'0 x 6'6 (2.13m x 1.98m)



White suite comprising panel bath, low flush W.C, wash hand basin, part tiled walls and tiled floor.

### SERVICE CHARGE / RATES

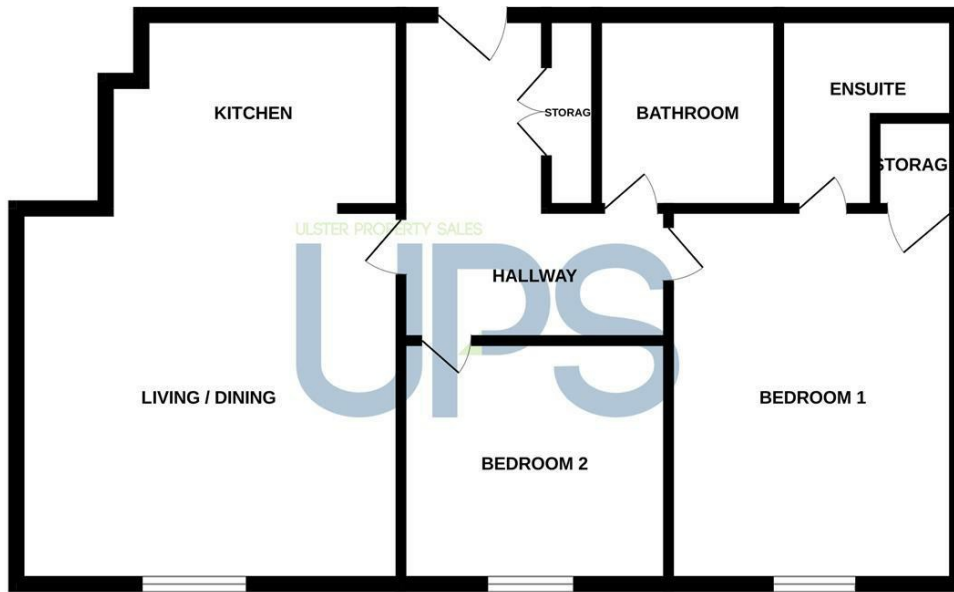
SERVICE CHARGE - approx. £985.00 per

annum.

RATES - approx. £920.00 per annum

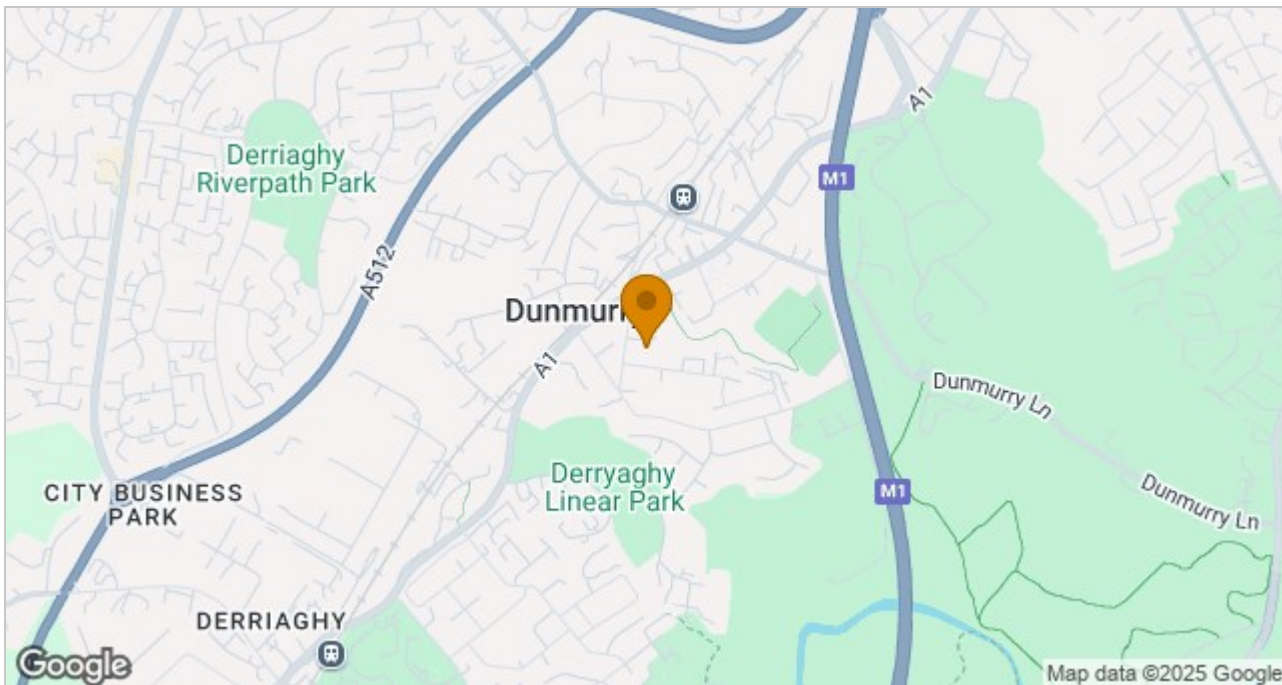
## Floor Plan

### SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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