



Apartment 1, 1c Mayfield Square  
Blacks Road  
Belfast  
BT10 0QT

Asking Price £117,950

**Dougan**  
RESIDENTIAL

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## KEY FEATURES

- Stunning Ground Floor Apartment
- Excellent Location Close To Many Local Amenities
- Belfast City Centre Easily Accessible By Bus Or Car
- Bright And Spacious Living Room Open To -
- A Modern Fully Fitted Kitchen With Space For Casual Dining
- Two Double Bedrooms ( Master With Built In Double Mirror Robes)
- Luxury Bathroom In White Suite
- Private, Gated Development
- One Allocated Parking Space
- Gas Fired Central Heating
- Double Glazed
- Popular & Established Residential Development





## SUMMARY

Stunning ground floor apartment located in a quiet development just off the Blacks Road, South West Belfast. The property benefits from an excellent location with many local amenities close at hand. Belfast City Centre and Lisburn are easily accessible by bus or car as the property offers ease of access to main arterial routes such as the M1 motorway, West Link and Upper Lisburn Road.

Internally the apartment boasts all the attributes of modern living and is extremely spacious throughout. The apartment comprises of a bright and spacious living room open to a modern fully fitted kitchen with space for casual dining, two double bedrooms and a bathroom in a luxury white suite.

The apartment further benefits from gas fired central heating, double glazing and secure gated parking with one allocated parking space.

Early viewing is advised to appreciate this fine apartment.



## ACCOMMODATION:

### Ground Floor

#### COMMUNAL ENTRANCE HALL:

#### ENTRANCE HALL:

Wooden front door, wooden floor, intercom entry

#### CLOAKROOM:

With washer dryer

#### LIVING ROOM:

13' 5" x 10' 1" (4.09m x 3.07m)

Wooden floor

#### OPEN TO:

#### KITCHEN WITH DINING AREA :

11' 1" x 9' 10" (3.38m x 3m)

Excellent range of high and low level units with chrome handles, wood effect work surfaces, integrated oven and 4 ring hob with chrome extractor fan with glass canopy, stainless steel sink unit with chrome mixer tap, integrated dish washer, integrated fridge freezer, partly tiled walls, wooden floor

#### BEDROOM (1):

13' 7" x 9' 5" (4.14m x 2.87m)

Built in double mirrored robes, wooden floor

#### BEDROOM (2):

11' 9" x 8' 6" (3.58m x 2.59m)

Wooden floor

#### BATHROOM:

Luxury white suite comprising wall hung w.c, wall hung wash hand basin with chrome taps, panel bath with chrome fitting and telephone hand shower over, vanity shelf with wall mounted mirror, heated chrome towel radiator, spot lighting, tiled floor, partly tiled walls

#### Outside

Secured gated parking. One allocated parking space.

Communal gardens.





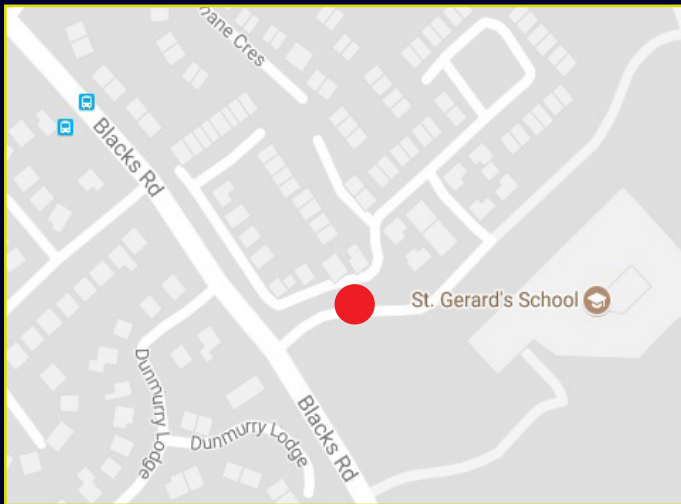












Very energy efficient - lower running costs

**A** 92 plus

**B** 81-91

**C** 69-80

**D** 55-68

**E** 39-54

**F** 21-38

**G** 1-20

Not energy efficient - higher running costs

80

82

#### Ground Floor



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