



This beautifully presented home has been recently modernised throughout and is situated just off the Lisburn Road within a few minutes walk from many amenities including; local shops, restaurants, coffee shops and both train and bus services.

The property has been renovated throughout and offers excellent, well proportioned accommodation. The accommodation comprises; entrance hall, lounge open plan to dining room, modern fitted kitchen with range of integrated appliances and casual dining area. There are three well proportioned bedrooms and a large modern bathroom. There is an enclosed rear yard and delightful south facing front paved forecourt, ideal for sunnier evenings.

Recent sales in this area have been extremely successful, viewing is highly recommended.

Offers Over  
£199,950

7 Mowhan Street,  
BELFAST,  
BT9 7HJ

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Viewing by  
appointment  
through agent  
028 9066 3030

- Recently Renovated, Modernised Three Bedroom Mid Terrace with South Facing Terrace to the Front
- Entrance hall
- Lounge Open Plan to Dining Area
- Modern Fitted Kitchen with Range of Integrated Appliances and Casual Dining Area
- Three Well Proportioned Bedrooms
- Large Modern Bathroom
- Gas heating / uPVC Double Glazed Windows
- Enclosed Rear Yard and South Facing Paved Sun Terrace to Front
- Superb Lisburn Road location convenient to local amenities including; coffee shops, shops, restaurants, Queen's University and the Royal and City Hospitals
- Ideal for an Owner Occupier or Investor

The Property Comprises:

### Ground Floor

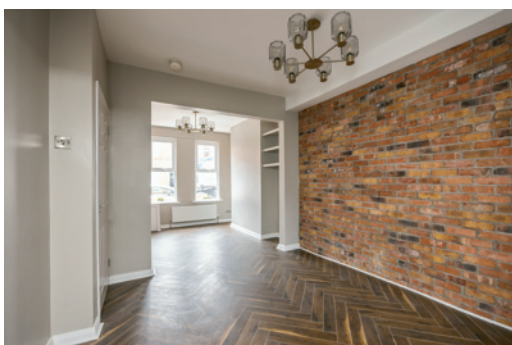
uPVC front door and fan light to . . .

ENTRANCE HALL: Laminate wood floor.

LOUNGE OPEN PLAN TO DINING ROOM: 21' 3" x 10' 1" (6.48m x 3.07m) (at widest points).

Laminate wood effect floor, built-in shelving, exposed brick wall, understairs storage.

MODERN FITTED KITCHEN & CASUAL DINING AREA: 16' 1" x 7' 10" (4.9m x 2.39m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated washer/dryer, integrated Beko dishwasher, integrated oven and hob with extractor fan above, integrated fridge freezer, splash back, laminate wood effect floor, gas boiler, built-in breakfast bar, uPVC door to rear.





## First Floor Return

LANDING:

BEDROOM (2): 11' 11" x 7' 11" (3.63m x 2.41m)



## First Floor

LANDING:

BEDROOM (1): 13' 2" x 10' 2" (4.01m x 3.1m)

MODERN BATHROOM: 10' 9" x 8' 3" (3.28m x 2.51m) White suite comprising low flush wc, fully tiled shower cubicle, free standing bath, vanity unit with wash hand basin, part tiled walls, ceramic tiled floor, extractor fan.



## Second Floor

LANDING: Velux window.

BEDROOM (3): 13' 1" x 13' 1" (3.99m x 3.99m) (at widest points). Access to eaves storage, Velux window.



## Outside

Enclosed rear yard, tiled, south facing front forecourt and boundary wall.

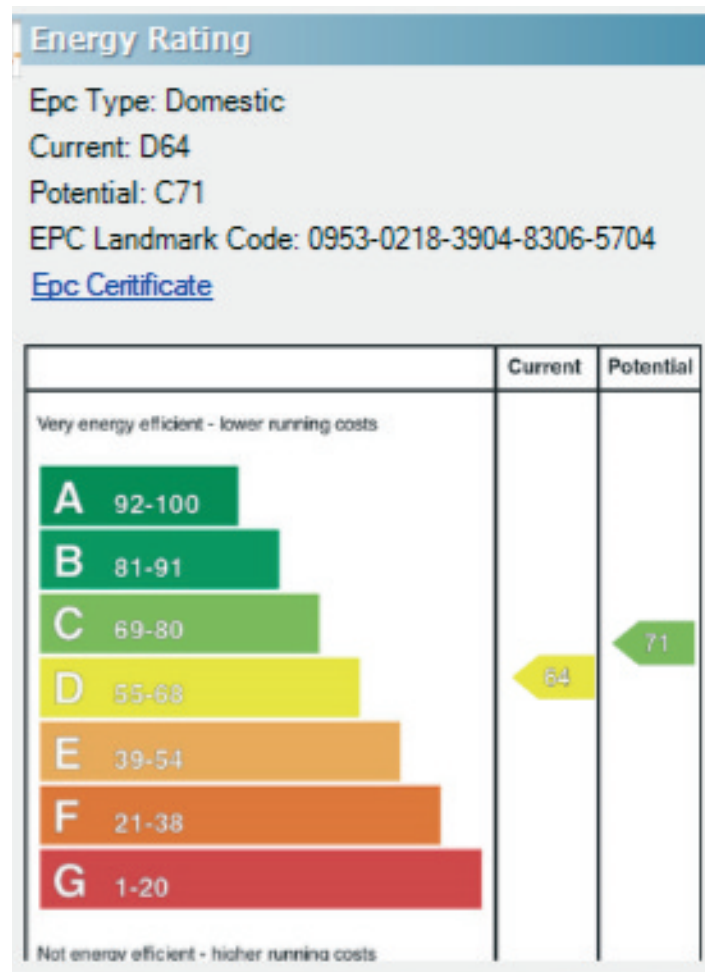


Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

Location:

Heading out of the City on the Lisburn Road, Mowhan Street is on the right hand side opposite Cranmore Avenue.



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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