



6B Seymour Hill Mews, Dunmurry, BT17 9PW

Price Guide £130,000

Situated just off Kingsway close to Dunmurry Village, we are pleased to offer for sale this beautiful first floor apartment in a quiet courtyard setting. The accommodation comprises spacious living / dining room, modern kitchen with casual dining space, two good sized bedrooms, shower room & utility room. Outside there is resident and visitor car parking. Gas fired central heating and double glazing are in place. Ready to move into, this apartment will be of interest to first time buyers, investors or those downsizing. Close to many amenities including shops and cafes along with easy commuting distance to both Belfast & Lisburn City Centres, early viewing is highly recommended.

- Well Presented First Floor Apartment
- Spacious Living / Dining Room
- Fitted Kitchen & Seperate Utility Room
- Quiet Courtyard Development
- An Ideal First Time Buy Or Suited For Those Looking To Downsize
- Two Good Sized Bedrooms
- Shower Room
- Gas Fired Central Heating / Double Glazing
- Close To The Shops & Cafes Of Dunmurry Village

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|-------------------------|-----------|
| (92-100) A | Very energy efficient - lower running costs | | |
| (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 | | EU Directive 2002/91/EC | |

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Steps to apartment 6B.

ON THE FIRST FLOOR

ENTRANCE HALL



LIVING / DINING 22'3" x 13'1" (6.8 x 4.0)



Feature fireplace with electric fire. Juliette balcony.

KITCHEN 12'5" x 10'5" (3.8 x 3.2)



Excellent range of high and low level units,

integrated oven, 4 ring gas hob & stainless steel extractor fan, integrated dishwasher, integrated fridge / freezer, part tiled walls.

BEDROOM ONE 11'1" x 9'10" (3.4 x 3.0)



BEDROOM TWO 11'1" x 8'6" (3.4 x 2.6)



SHOWER ROOM



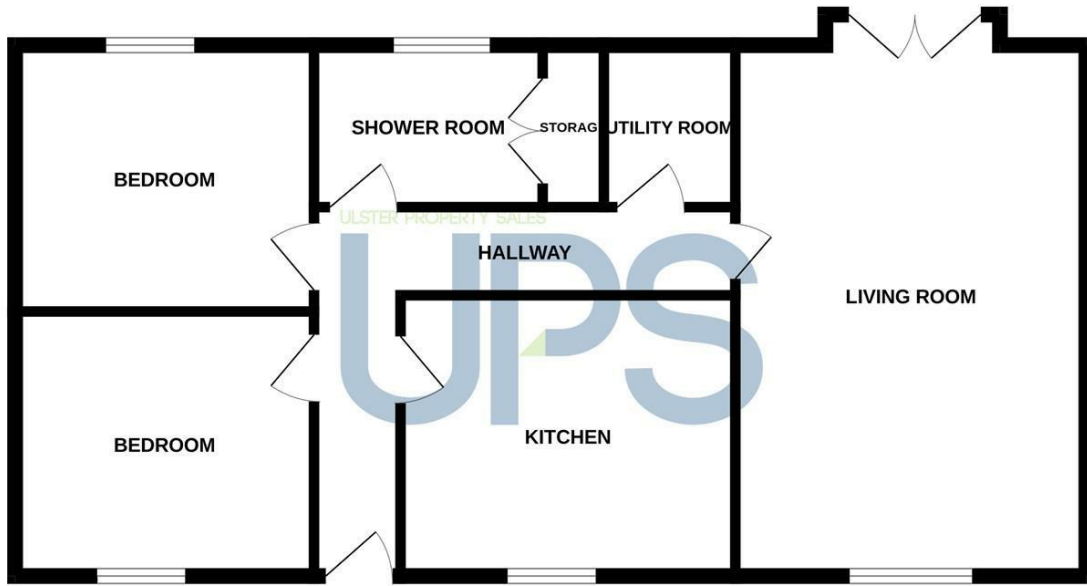
White suite comprising low flush W.C, wash hand basin with storage below, walk in shower.

UTILITY ROOM 5'10" x 4'11" (1.8 x 1.5)

High & low level units, plumbed for washing machine.

Floor Plan

FIRST 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



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