

simon**BRIEN**  
RESIDENTIAL

1 Minnowburn Mews,  
Belfast, BT8 8ST



Offers Over £159,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Excellent Ground Floor Apartment In Popular South Belfast Development
- Bright Living Room With Juliette Balcony
- Kitchen Open Plan To Dining Area
- Two Bedrooms, Master With Ensuite Shower Room
- Modern White Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Allocated Parking Space and Ample Visitor Parking
- Suited To The Young Professional Couple Or Those Downsizing

## DESCRIPTION

Situated in the 'Minnowburn Mews' development, this ground floor apartment offers excellent accommodation for the young professional couple or those downsizing.

The apartment offers a bright lounge and separate kitchen / dining area, two bedrooms, master with ensuite and bathroom. The apartment has one allocated car parking space and ample visitor parking.

This well appointed apartment is close to all the amenities of South Belfast including Forestside shopping centre and the vibrant Lisburn Road. It also offers easy access to Minnowburn Beeches towpath providing a relaxed country environment.

Please contact us at the South Belfast office to arrange a viewing at your convenience.

## ACCOMMODATION

## OUTSIDE

Communal gardens and parking with allocated car parking space.

## GROUND FLOOR

## ENTRY

Communal hallway, hard wood front door with peep hole into reception hall.

## RECEPTION HALL:

Telephone intercom system and generous storage cupboard with access to electric metre.



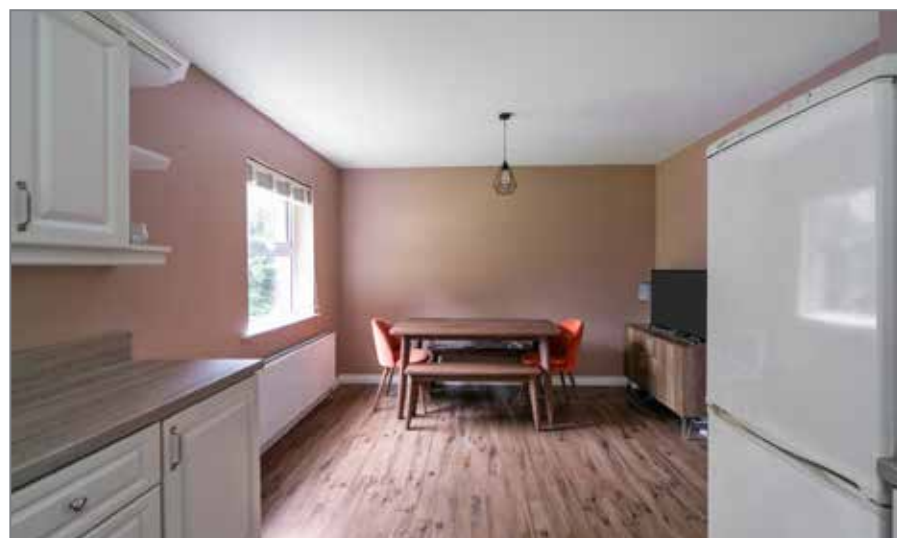
## LIVING ROOM:

16' 4" x 11' 4" (4.98m x 3.45m)

Dual aspect to front and side, uPVC double glazed french doors to Juliette balcony with mature outlook to front.







**KITCHEN WITH BREAKFAST AREA:**  
**18' 5" x 11' 4" (5.61m x 3.45m)**

Dual aspect to front, aspect to side and rear, Juliette balcony with southerly aspect. Fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with side drainer and chrome taps, built in four ring gas hob with built in oven and grill and built in extractor fan, laminate effect flooring, space for washing machine, space for tumble dryer, space for dishwasher, space for fridge freezer, ample space for casual dining, access to Vokera gas boiler



**BEDROOM (1):**  
**14' 5" x 11' 5" (4.39m x 3.48m)**

Mature outlook to rear, built in sliderobes and storage, en suite shower room.



**ENSUITE BATHROOM:**

White suite comprising of low flush WC, pedestal wash hand basin with chrome mixer tap and tile splashback, shower with walk in shower unit and fixed glass door, shower with chrome thermostatic controller valve and telephone attachment, built in shelving and extractor fan.

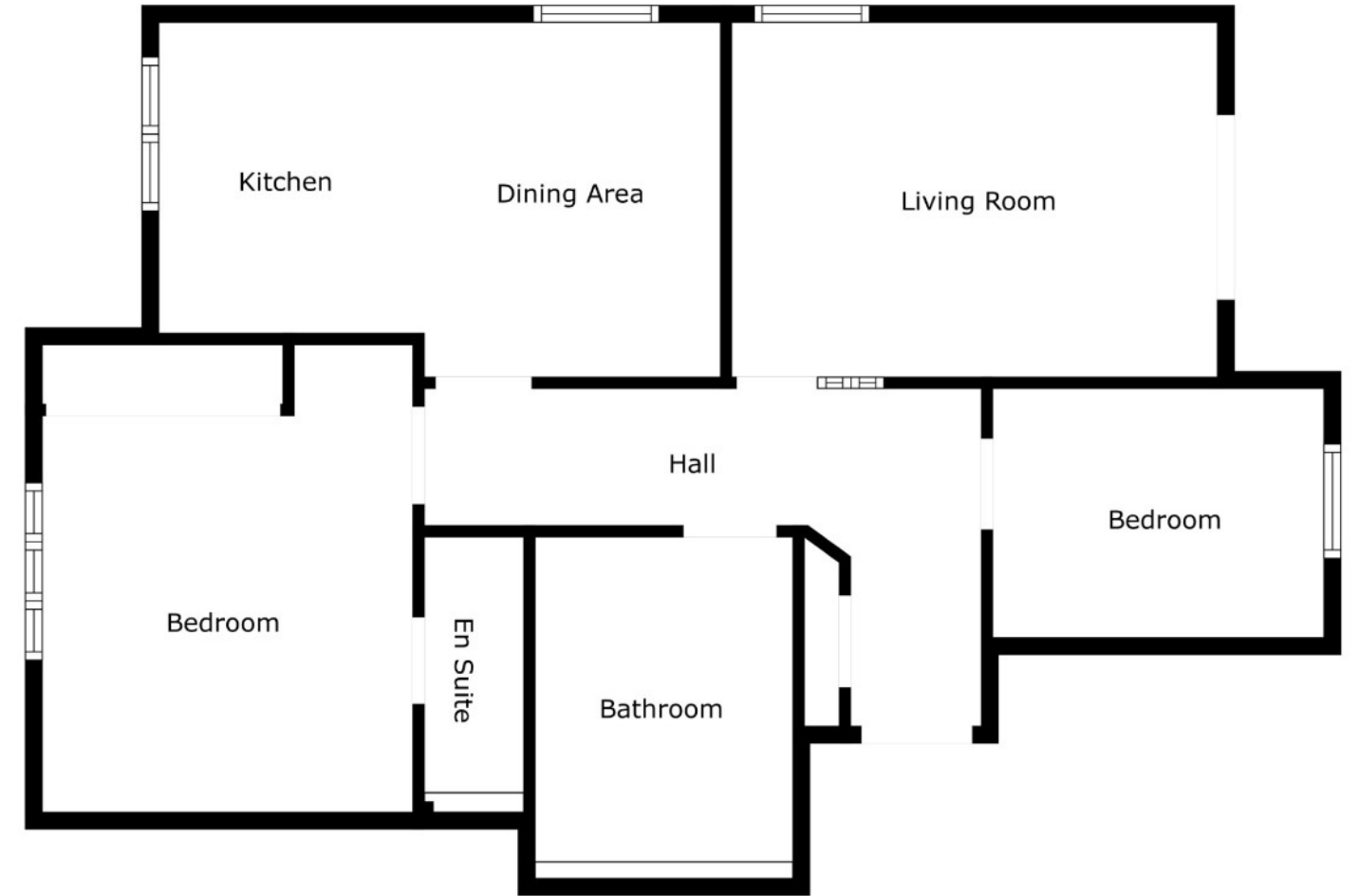
**BEDROOM (2):**  
**11' 4" x 8' 0" (3.45m x 2.44m)**

Outlook to front.



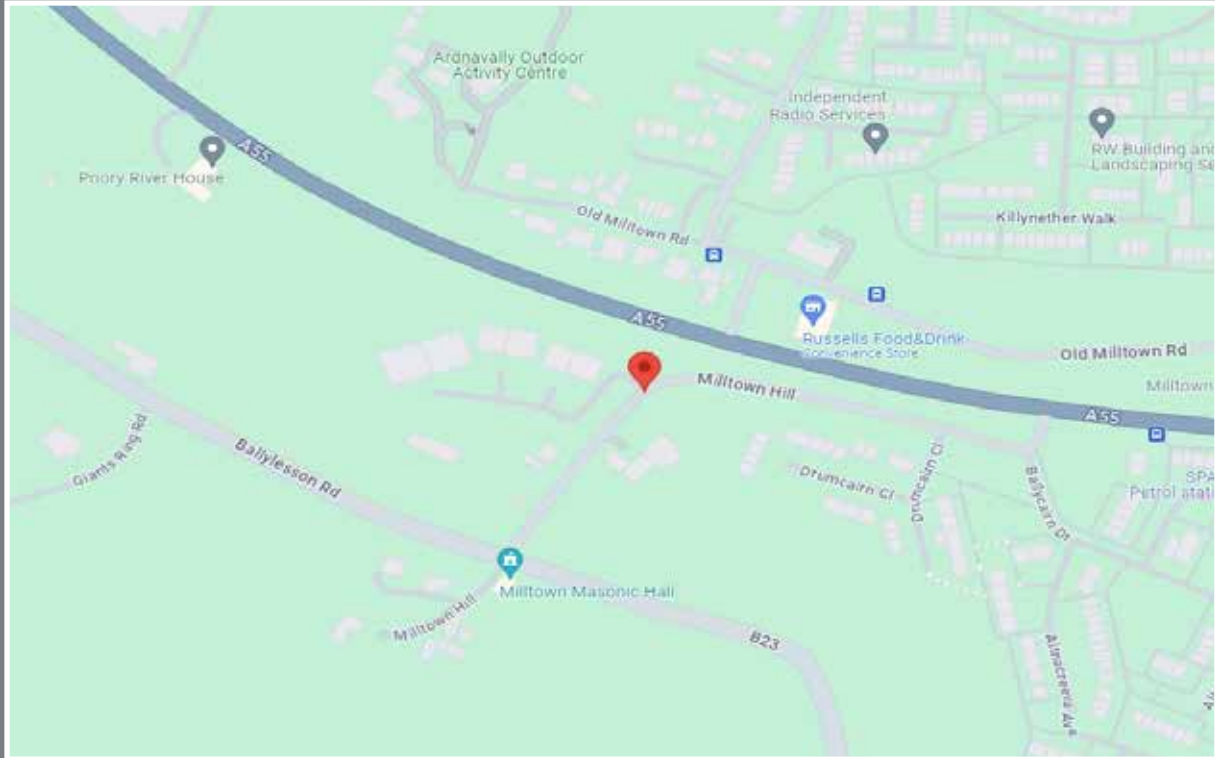
**FAMILY BATHROOM**

White suite comprising of low flush WC, pedestal wash hand basin with chrome taps and tiled splashback, panelled bath chrome mixer taps and telephone attachment with tiled enclosure, laminate effect flooring and extractor fan.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

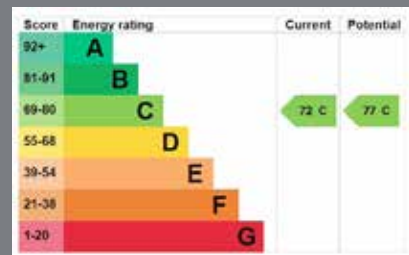


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/G/24/SD



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