


8 Heath Lodge Mews, Belfast,  
County Antrim, BT13

**Asking Price: £189,950**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Heath Lodge Mews, Belfast, County Antrim, BT13  
Asking Price: £189,950

EPC Rating: C

Impressive Semi-Detached Home.

### DESCRIPTION

An excellent opportunity to purchase a stunning semi-detached home, in the Heath Lodge Development in the North of the city.

The home is beautifully presented and offers impressive accommodation throughout. On the ground floor, the home comprises a welcoming entrance hall, a spacious open plan living & dining area, a stunning kitchen with integrated appliances, and a conservatory offering views over the city. The first floor provides three spacious bedrooms, with the master having an ensuite shower room. There is also a main bathroom suite, which has been tastefully finished. On the outside, there is a tarmac driveway to the front with space for two cars, a landscaped front garden with blue slate stones, and to the rear, there is an impressive garden space laid in lawn, which also has a decking area perfect for entertaining.

The home further benefits from PVC double glazing and a gas fired central heating system.

Early viewing is highly recommended.

### GROUND FLOOR

#### Entrance Hall

A welcoming entrance hall with a glazed PVC front door and laminate flooring.

#### Open Plan Family Room

19' x 10'5" (5.8m x 3.18m)

The living space has been finished with laminate flooring throughout, and leads to the conservatory.

#### Kitchen/Diner

16'9" x 11'11" (5.1m x 3.63m)

A modern kitchen with an excellent range of high and low level units, single drainer with mixer tap and integrated appliances to include a fridge/freezer, 4-ring gas hob and electric

oven.

#### Conservatory

15'11" x 9'7" (4.85m x 2.92m)

Additional living space overlooking the city, which also has underfloor heating.

### FIRST FLOOR

#### Bedroom One

13'4" x 9'9" (4.06m x 2.97m)

A spacious master bedroom built-in wardrobe, laminate flooring and a stunning ensuite shower room.

#### Ensuite Shower Room

Recently fitted shower room, to include a low flush wc, wash hand basin with vanity unit, and shower cubicle with overhead thermo-controlled shower unit and jet shower. The shower room has been finished with a tiled floor and partially tiled walls.

#### Bedroom Two

12'1" x 10'5" (3.68m x 3.18m)

Another spacious double room with laminate flooring and built-in wardrobe.

#### Bedroom Three

9' x 6'9" (2.74m x 2.06m)

A generous third bedroom with built-in sliderobes and laminate flooring.

#### Bathroom

6'5" x 6'4" (1.96m x 1.93m)

An excellent main bathroom suite, with a low flush wc, circular wash hand basin and vanity unit, and a freestanding bath with handheld telephone shower unit.

### OUTSIDE

On the outside of the property, there is a tarmac driveway with space for two cars, front garden with small lawn area and landscaped area with blue slate stones. To the rear, there is a large and private rear garden which has been laid in lawn, and also has a large

decking area offering views across the city.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

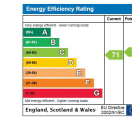
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor

First Floor

Total floor area 113.2 m<sup>2</sup> (1,218 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by [www.focalagent.com](http://www.focalagent.com)