



## 5a Seymour Hill Mews, Belfast, BT17 9PW

**Price Guide £130,000**

Situated just off Kingsway close to Dunmurry Village, we are pleased to offer for sale this beautiful ground floor apartment in a quiet courtyard setting. The accommodation comprises spacious living / dining room, modern kitchen, two good sized bedrooms and bathroom. 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 Ground Floor Apartment
- Spacious Living / Dining Room
- Gas Fired Central Heating / Double Glazed
- An Ideal First Time Buy Or Suited For Those Looking To Downsize
- Two Good Sized Bedrooms
- Modern Kitchen & Bathroom Suite
- Close To The Shops & Cafes Of Dunmurry Village
- Quiet Courtyard Development

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C		67	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door.

**LIVING ROOM**



**KITCHEN 9'10" x 7'10" (3.0 x 2.4)**



Range of high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, stainless steel extractor fan, part tiled walls, tiled floor.

**BEDROOM ONE 15'1" x 11'1" (4.6 x 3.4)**

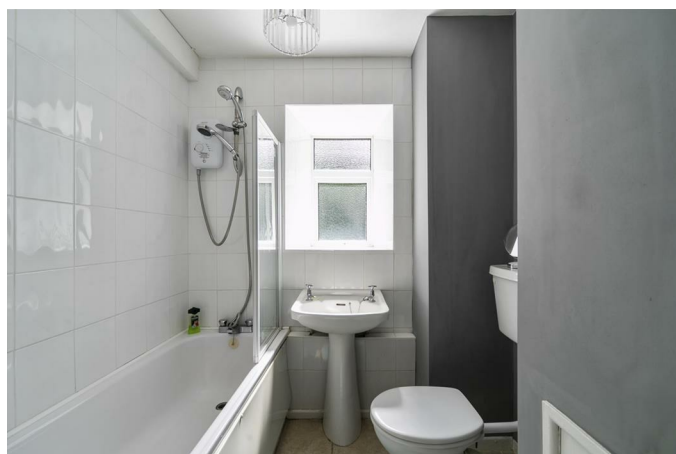


Built in wardrobe.

**BEDROOM TWO 12'1" x 12'9" (3.7 x 3.9)**



**BATHROOM**



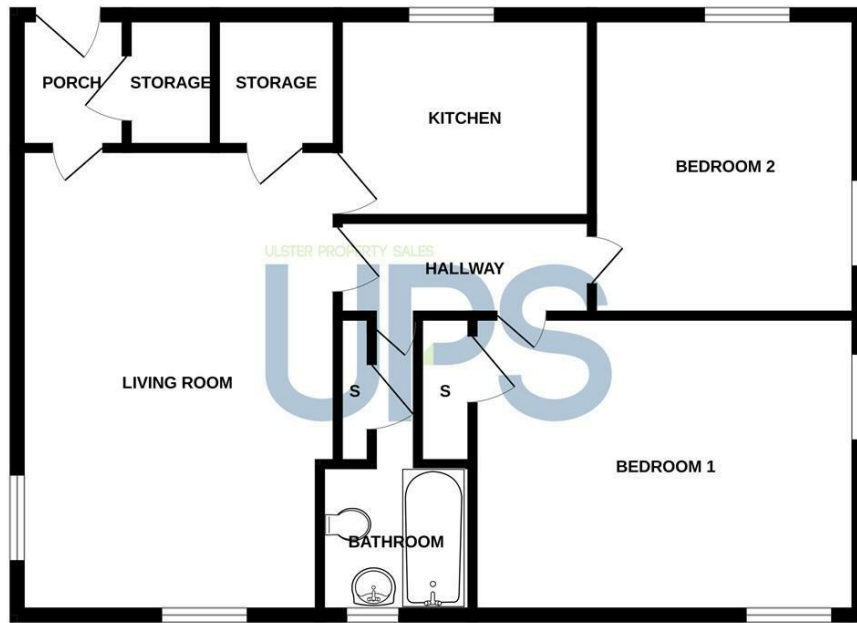
White suite comprising bath with electric shower over, pedestal wash hand basin, low flush W.C, part tiled walls, tiled floor, chrome wall mounted radiator.

**OUTSIDE**

Courtyard with parking.

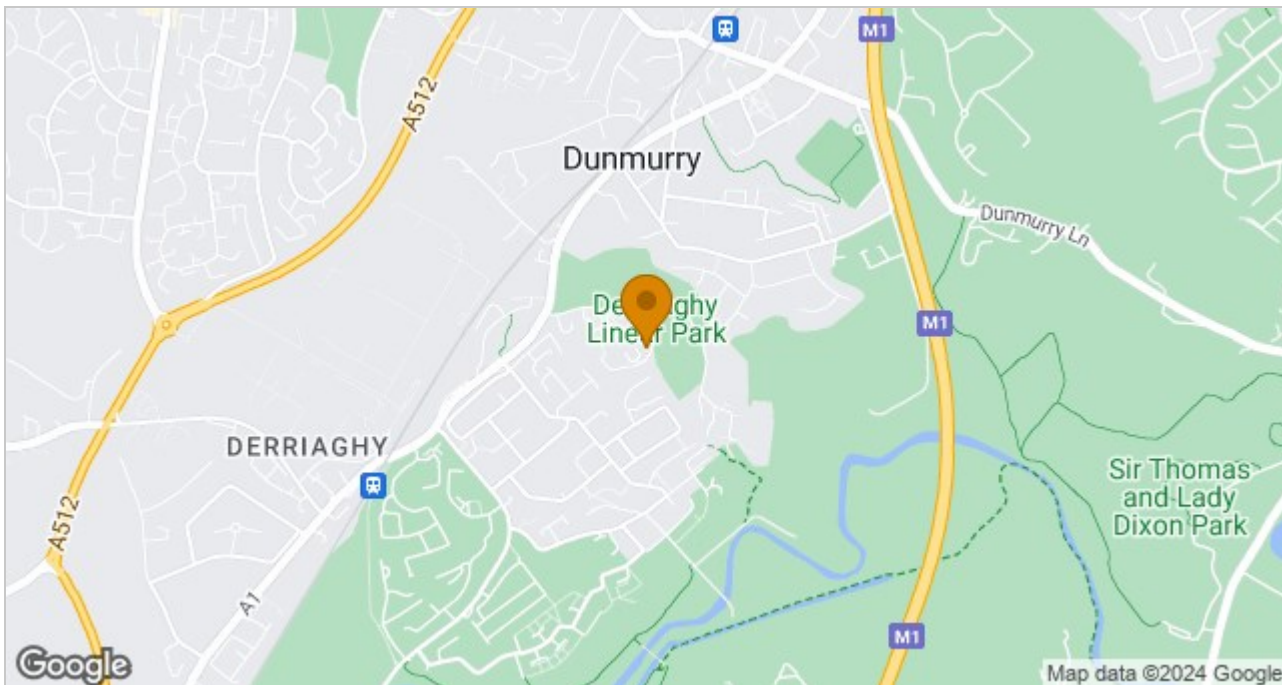
## Floor Plan

### GROUND 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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