



A stunning, excellent sized ground floor apartment within the exclusive Pavilions at Belvoir Park Development. The property offers semi-rural living yet remains convenient to many local amenities and is easy for the commuter whether travelling to Belfast or Lisburn Cities. There are a number of amenities only a short drive away including Tesco at Newtownbreda, Forestside Shopping Complex and the Crowne Plaza at Shaw's Bridge.

This fine home has been finished to a high level of specification, and has a homely feel throughout allowing for a new buyer to just move in and enjoy. The accommodation is spacious and allows separate living spaces in bright, airy rooms.

Externally there are two allocated parking spaces and generous communal visitor parking, along with beautifully maintained communal lawns.

With so much on offer with stunning features including; high ceilings, cornicing, feature windows and doors and with such a high level of specification inside and out, we believe that interest will be widespread.

Offers Over
£269,950

Apt 1, 4 Ishbel Mews,
Belfast,
BT8 8FZ

Viewing by
appointment
through agent
028 9066 3030



- Stunning, Ground Floor Two Bedroom Apartment in Pavilion Building in Belvoir Park
- Communal Entrance Hall
- Entrance Hall
- Lounge with Wood Floor Open Plan to Modern Fitted Kitchen with Range Of Integrated Appliances
- Open Plan to Sitting Room with Wood Floor
- Utility Cupboard
- Two Good Sized Bedrooms, Principal Bedroom with Ensuite Shower Room
- Modern Main Bathroom
- Gas Heating / Double Glazed Windows
- Under Floor Heating
- Two Allocated Car Parking Spaces
- High Level of Specification and Beautiful Homely Feel Throughout
- Semi-rural location yet close to an extensive range of amenities & a short drive to the city

The Property Comprises:

Ground Floor

ENTRANCE HALL: Airing Cupboard.



LOUNGE: 18' 2" x 12' 10" (5.54m x 3.91m) (at widest points) Wood floor, integrated cupboards and shelving, low voltage spotlights.



MODERN FITTED KITCHEN AND DINING AREA: 14' 10" x 10' 10" (4.52m x 3.3m) Range of high and low level units, granite worksurfaces, stainless steel sink unit, 4 ring gas hob, granite splashback, integrated oven, integrated fridge freezer, integrated dishwasher, gas boiler, wood floor, low voltage spotlights.



UTILITY CUPBOARD: Shelving, low voltage spotlights, plumbed for washing machine, space for tumble dryer.

SITTING ROOM: 13' 7" x 11' 7" (4.14m x 3.53m) Wood floor.

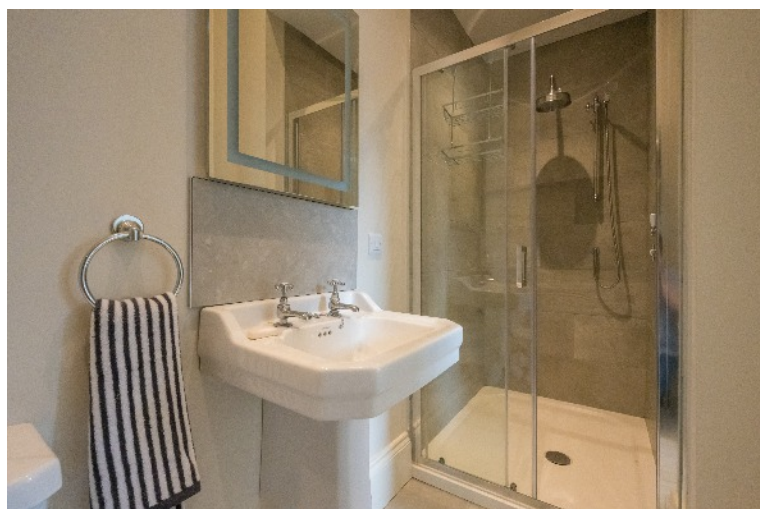


INNER HALLWAY: Cloaks cupboard.

BEDROOM (1): 16' 5" x 12' 4" (5m x 3.76m) (at widest points)



ENSUITE SHOWER ROOM: White suite comprising, low flush wc, wash hand basin, fully tiled shower cubicle, tiled splashback, tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 12' 4" x 9' 6" (3.76m x 2.9m) (at widest points)



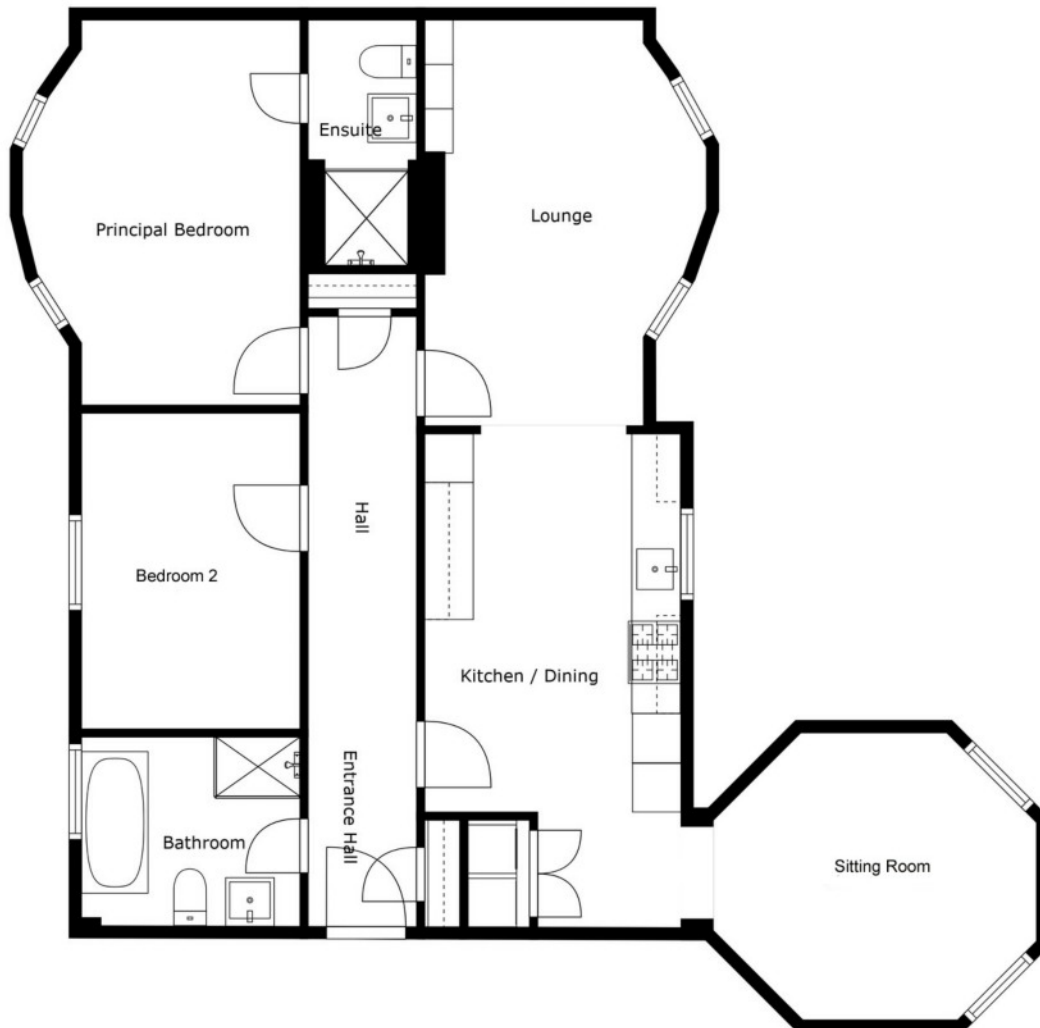
MODERN BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle with drencher shower, wash hand basin with tiled splashback, freestanding bath with claw feet and telephone hand shower, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, heated towel rail.



Outside

MANAGEMENT FEE: Charles White

SERVICE CHARGE £1,700 a year.



Sizes And Dimensions Are Approximate. Actual May Vary.

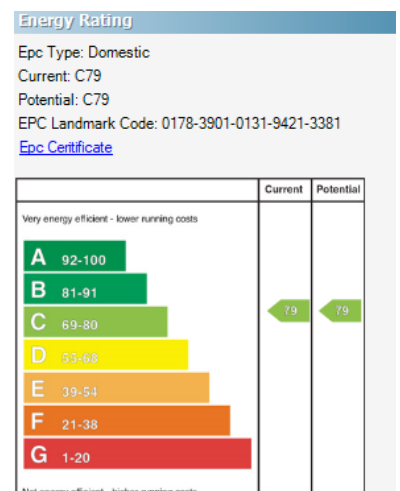
Location:

From the Milltown Road (A55) turn onto Hospital Road, the access to the development is on the right hand side before Hospital Road becomes Purdysburn Hill.

Telephone 028 9066 3030

www.templetonrobinson.com

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