

2 Belmont Mews

Belmont, BT4 2EQ

Cowley



Price: OA £199,950

A stunning town house in this sought after development.

- Enclosed entrance porch with tiled floor
- Spacious lounge/dining area with bay window and laminate floor
- Luxury shaker style kitchen with range of integrated appliances
- Open plan staircase to first floor
- 2 Good sized bedrooms, 1 with built in robes
- Deluxe shower room with corner shower cubicle
- Oil fired central heating
- Double glazed windows
- Mature gardens front and side
- Allocated car parking space

This stunning town house is located in the highly sought after Belmont Mews development enjoying an ideal position fronting onto Sydenham Avenue, this property is perfect for first time buyer or those in the retired sector, offering a luxurious and comfortable living experience.

The spacious lounge/dining area boasts a beautiful bay window and laminate flooring, creating a bright and airy space perfect for entertaining guests or relaxing with family. The luxury shaker style kitchen is equipped with a range of integrated appliances, making cooking a breeze.

The open plan staircase leads to the first floor, where you will find two good sized bedrooms, one of which features built-in robes. The deluxe shower room boasts a corner shower cubicle, adding a touch of elegance to the property.

The present owner has presented the property to a standard of excellence, making it a must-see for anyone looking for a high-quality town house in a sought after location. Don't miss out on this opportunity, book a viewing today!

ENCLOSED ENTRANCE PORCH: Tiled floor.

LOUNGE/DINING: 21'2" x 13'4" bay window, laminate floor.



KITCHEN:

13'4" x 9'1" single drainer stainless steel sink unit, mixer taps, superb range of shaker style units, integrate fridge freezer, built in oven and ceramic hob, stainless steel extractor unit, integrated dish washer, integrated washing machine, under strip lighting, low voltage lighting.



**OPEN PLAN STAIRCASE
TO FIRST FLOOR:**

BEDROOM 1:

13'3" x 11'5"



BEDROOM 2:

11'2" x 9'1" built in robes.

DELUXE SHOWER ROOM:

Corner shower cubicle, thermostatically controlled shower, pedestal wash hand basin, low flush w.c., Part tiled walls, tiled floor, low voltage lighting.



LANDING:

Hot press coppery cylinder, immersion heater.

SLINGSBY TYPE LADDER TO ROOFSpace:

Partly floored.

OUTSIDE:

Gardens front and side. Allocated car parking space.



East Belfast Office
36 Cregagh Road, Belfast, BT6 9EQ
T: 028 9045 1248 F: 028 9073 9096

E: info@cowleyproperty.com
W: www.cowleyproperty.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Keith Boyce DipPFS, Cert CII (MP)
Financial Adviser
36 Cregagh Road, Belfast, BT6 9EQ
T: 028 9073 2225 F: 028 9073 9096

E: keithboyce@mab.org.uk
W: mortgageadvicebureau.com/keithboyce