



This excellent second floor apartment is situated in a prime location within this popular development nestled in the countryside yet convenient to local amenities as well as many areas of the province through the Outer Ring.

The apartment is largest in the development providing bright and spacious accommodation with a homely feel. The property comprises; good sized entrance hall with large cloaks cupboard, lounge with feature fireplace and juliette balcony and large fitted kitchen with range of integrated appliances and countryside views. There are three well-proportioned double bedrooms, one currently being used as a dining room. The principal bedroom benefits from a walk-in wardrobe and ensuite shower room to compliment the additional shower room and WC. Furthermore, the apartment offers ample storage with a utility room and Slingsby ladder access to a floored roof space, double glazing throughout, gas heating and resident parking.

This is fantastic opportunity to purchase this one off apartment, viewing is highly recommended.

**Offers Over  
£199,950**

Apt 47 Minnowburn  
Mews,  
BELFAST,  
BT8 8ST

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Viewing by  
appointment  
through agent  
028 9066 3030





- Beautifully presented second floor apartment with lift access, situated in highly sought after development just off Shaws Bridge
- Spacious living room with feature fireplace and Juliette balcony
- Large kitchen with with integrated appliances and dining area
- Three double bedrooms; One currently being used as a dining room
- Walk in wardrobe; Ensuite shower room
- Additional shower room and WC facilities
- Utility room with slingsby ladder access to floored roof space
- Gas heating/Double glazing throughout
- A one off opportunity to purchase an extremely spacious apartment, early viewing highly recommended

The Property Comprises:

Second Floor

ENTRANCE HALL: Hardwood front door, carpeted.



LIVING ROOM: 18' 1" x 15' 2" (5.51m x 4.62m) Feature fireplace with marble surround and electric insert, double patio doors onto juliette balcony.



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KITCHEN: 16' 2" x 10' 9" (4.93m x 3.28m) Range of high and low level units, built in oven, ceramic hob and extractor, integrated dishwasher, stainless steel sink with mixer tap, laminate work surfaces, ceramic tiled floor. spot lighting, velux window.



DINING ROOM/BEDROOM THREE: 14' 8" x 10' 7" (4.47m x 3.23m) Carpeted.



SEPARATE WC: Low flush WC, wash hand basin, fully tiled, access to loft.

PRINCIPAL BEDROOM: 13' 8" x 10' 7" (4.17m x 3.23m) Carpeted, double doors onto juliette balcony.



WALK IN WARDROBE: Built in sliding robes.

ENSUITE SHOWER ROOM: 8' 7" x 5' 7" (2.62m x 1.7m) Low flush WC, wash hand basin, walk in corner shower, fully tiled, velux window, mirrored vanity unit.





BEDROOM (2): 14' 5" x 9' 10" (4.39m x 3m) Carpeted, built in wardrobes, wash hand basin with under storage.



SHOWER ROOM: Low flush WC, wash hand basin with under storage, walk in shower, fully tiled, extractor fan.



UTILITY ROOM: 12' 0" x 8' 7" (3.66m x 2.62m) Stainless steel sink with mixer tap, plumbed for washing machine, shelved storage cupboard with pressurised cylinder, ceramic floor tiling, slingsby ladder access to floored roof space.



Service Charge

£240 per month

Management company

CSM Management Company

Telephone 028 9066 3030

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## Location:

From Malone Road at the House of Sport roundabout head over Shaws Bridge, turn right before the petrol station and Minnowburn Mews is on the right hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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