

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 20, 1A MAYFIELD
SQUARE, BLACKS ROAD,**

OFFERS AROUND £159,950

This striking penthouse apartment offers bright and spacious living accommodation, extending to around an impressive 718 sq ft, perfectly placed on the elevated top floor of a secure, gated development just off the highly convenient Blacks Road. Boasting magnificent views of the Black Mountain from its private and generous balcony, this property is a true gem.

The apartment is designed for ease of upkeep, with lift access in its small block, ultra-fast-full-fibre broadband availability, and the added benefit of being chain-free, making this special apartment a star buy. The superb living space is briefly outlined below.

Two good-sized bedrooms, the principal bedroom with built-in mirrored slide robes and a private, luxury ensuite shower room that has spotlights and decorative tiling. There is also an additional luxury white bathroom suite with beautiful tiling.

An eye-catching, sizeable living room that attracts lots of natural light is open plan to a fantastic kitchen/dining area. The kitchen has a range of integrated appliances, and the living room provides access to a large private balcony providing that much-desired outdoor space with stunning views.

Other qualities include gas-fired central heating and high-performance glazing. As well as being energy efficient, the apartment also has two designated parking spaces and is convenient to the motorway network, Blacks Road Park and Ride, and all of the amenities on the Upper Lisburn Road, as well as an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, golf courses, and beautiful parklands, not to mention Colin Glen, Ireland's leading adventure park.

There is also a large selection of schools close by, and this exceptional home must be seen to be fully appreciated!



Key Features

- Striking penthouse apartment offering bright and spacious living accommodation extending to around 718 sq ft.
- Two spacious bedrooms / Ultra-fast full-fibre broadband available.
- Additional bathroom: Features a contemporary white bathroom suite and elegant tiling.
- Kitchen/Dining area: Equipped with a range of integrated appliances, perfect for entertaining or everyday living.
- Two designated car parking spaces.
- Perfectly placed on this elevated top floor position that benefits from magnificent views from its private and sizeable balcony.
- Principal bedroom: includes built-in mirrored slide robes and a private, luxury ensuite shower room with spotlights and decorative tiling.
- Living room: filled with natural light, this sizeable space opens to the large private balcony, providing stunning views and much desired outdoor space.
- Gas-fired central heating and high-performance glazing, providing higher than average energy rating (EPC C-79)
- Excellent transport links to both Belfast & Lisburn, including easy access to the motorway network and Blacks Road Park and Ride.



GROUND FLOOR

Door entry intercom system.
Communal lift / stairs to;

APARTMENT ENTRANCE

To;

ENTRANCE HALL

Wood strip floor, spotlights, utility cupboard, plumbed for washing machine, gas boiler.

LIVING ROOM

25'0 x 11'5

Wood strip floor, Upvc double glazed double doors to private balcony, stunning views. Open plan to;

KITCHEN / DINING AREA

25'1 x 11'7

Range of high and low level units, single drainer stainless steel sink unit, integrated dishwasher, built-in hob and underoven, stainless steel extractor fan, integrated fridge and freezer.

PRINCIPAL BEDROOM

15'6 x 8'0

Built-in mirrored slide robes.

LUXURY ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, wash hand basin, low flush w.c, spotlights, beautiful, partially tiled walls and floor, extractor fan.

BEDROOM 2

11'0 x 10'10

LUXURY WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, telephone hand shower, low flush w.c, wash hand basin, extractor fan, chrome effect sanitary ware, chrome effect towel warmer, beautiful partially tiled walls and floor.

OUTSIDE

Securely gated, two designated parking spaces.

MANAGEMENT FEES

A service charge of approximately £125.00 per month is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is CSM (02890245999)











Apt 20, 1a, Mayfield Square, BELFAST, BT10 0QR

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Total Area: 66.7 m² ... 718 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

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028 9047 1515

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028 9756 1155

BANGOR
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028 9336 5986

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NEWTOWARDS
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RENTAL DIVISION
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