

# For Sale

Asking Price: £299,950

SimonBrien



Apartment 3, The West House  
24 Ishbel Mews  
Belfast  
BT8 8FZ

[simonbrien.com](http://simonbrien.com)



## Description

Immersed in a wealth of rich culture and fascinating history, West House at Belvoir Park incorporates the classical appeal of striking Edwardian architecture into the perfect living environment for any modern homeowner.

Situated in the established Belvoir Park development and surrounded by some of South Belfast's most beautiful landscapes, West House is intended to reflect the traditional design and construction of the surrounding buildings, from which it takes its inspiration. Notably, West House combines the best of both worlds in its ability to replicate captivating elements of the past, all the while maintaining a sense of contemporary living.

First opened in 1926, West House was originally built to provide accommodation for nurses working within the city. Designed by the renowned James R. Young, West House is just one of the many outstanding buildings erected by the prolific Young and Mackenzie architectural firm. Responsible for much of the city's significant buildings and notable landmarks, Young and Mackenzie have played a prominent role in the creation of the cultural and historic Belfast city which thrives today. Thanks to the spectacular new refurbishment of West House, this listed building is truly an architectural marvel which has withstood the test of time for almost one hundred years.

The accommodation is beautifully proportioned throughout with two double bedrooms, spacious living/dining open to high quality kitchen with full range of integrated appliances and luxury bathroom.

The Belvoir Park development has been exceptionally popular in recent years, for a wide spectrum of the market who appreciate the quality of housing on offer, and the location, which while semi-rural, is within comfortable commuting distance of Belfast City Centre, together with a host of local amenities within the area including Forestside Shopping Centre.



### Special Features & Services

- Well Appointed & Exceptionally Well-Presented Apartment set within beautifully converted West House
- Superb Standard Of Finish / Specification Throughout
- Two Double Bedrooms
- Spacious open plan Living/Dining
- Luxury Fully Fitted Kitchen With Range Of Quality Appliances And Quartz Worktops
- Separate Utility Room
- Magnificent Bathroom with Separate Shower Enclosure
- Gas Fired Central Heating
- Double Glazing
- High Ceilings Throughout
- Generous Resident & Visitor Parking
- Balance Of Global Building Warranty
- Popular & Convenient Semi-Rural Location Close To Belfast City Centre, Forestside Shopping Centre, & A Host Of Local Amenities & Schooling
- Viewings By Private Appointment

### Accommodation

#### Entrance Hall

Hardwood door to communal entrance hall

#### Kitchen/Living/Dining

26' x 19'10" widest (7.92m x 6.05m widest):  
Kitchen – High and Low Level units, inset sink, 4 ring hob, electric oven, microwave, integrated fridge freezer, dishwasher, quartz worktops

#### Utility Room

6'3" x 4'5" (1.9m x 1.35m):  
Washing machine and tumble dryer

#### Bedroom 1

16'5" x 10'8" (5m x 3.25m):

#### Bedroom 2

14'8" x 9'8" (4.47m x 2.95m):

#### Bathroom

White suite, panelled bath, mixer taps, separate shower enclosure, overhead shower, telephone hand shower, low flush WC, wash hand basin vanity unit



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#### NEGOTIATOR

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#### MORTGAGE ADVICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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