# For Sale

Asking Price: £299,950





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

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



#### **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







#### **NEGOTIATOR**

Mark Leinster Simon Brien 525 Lisburn Road, Belfast, County Antrim, BT9 7GQ

T: +44 28 9066 8888

E: southbelfast@simonbrien.com



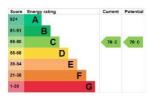
# MORTGAGE ADVICE

Crawford Mulholland Financial 348 Lisburn Road Belfast BT9 6GH

T: 02890665544

 $E: of fice @\, craw for d mulholland. com\\$ 





Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.