

For Sale

Offers Over: £350,000

SimonBrien



Apt 9 Mentmore,
501 Lisburn Road,
Belfast, BT9 7EZ

simonbrien.com



KEY FEATURES

- Superb Third Floor Penthouse Apartment with excellent views over the Lisburn Road and Belfast City.
- Bright, Spacious, Modern Accommodation Throughout.
- Entrance Hall with Cloaks Storage.
- Three Generous Bedrooms, Bedrooms 1 and 2 with Built in Wardrobes.
- Bedroom 1 includes Ensuite.
- Living Room with Floor to Ceiling Corner Window.
- Modern Kitchen And Dining Area With Granite Work Tops And Excellent Range Of Appliances.
- Access to Roof Terrace off Principal Bedroom.
- Contemporary Fully Tiled Bathroom With White Suite.
- Gas Fired Central Heating.
- Double Glazing,
- Lift Access.
- Allocated Parking Space In Secure Basement Car Park.
- Suited To The Young Professional Or Those Downsizing Alike.
- Viewing by Private Appointment.

DESCRIPTION

This modern third floor penthouse apartment is exceptionally well located on the bustling Lisburn Road in South Belfast with its vast array of quality pubs, restaurants, cafes and specialist shops. Queens University, Royal and City Hospitals as well as Belfast City Centre are easily assessable via nearby public transport and road networks.

The apartment is both bright and spacious throughout and offers three generous bedrooms, principal bedroom with ensuite, living room, separate kitchen/ dining and main bathroom. The property further benefits from a roof terrace with stunning views over Belfast and secure allocated parking.

Likely to be of interest to the young professional or those downsizing within the area viewing is by appointment through our Lisburn Road Office on 02890 668888.



ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

Hardwood Door to Entrance Hall, Cloaks Cupboard with Gas Boiler.



LIVING ROOM:
16' 3" x 14' 6" (4.95m x 4.42m)

Superb views along Lisburn Road.



KITCHEN/DINING:

19' 4" x 13' 8" (5.89m x 4.17m)

High and Low Level units, inset sink, central island, granite worktops, 4 ring hob, electric oven, microwave, integrated dishwasher, washing machine, recess for fridge freezer, tiled floor.





BEDROOM (1):
21' 3" x 14' 2"
(6.48m x 4.32m)

at widest

Built in wardrobe, access
to patio.







ENSUITE BATHROOM:

Fully Tiled Shower Enclosure, low flush WC, pedestal wash hand basin, heated towel rail, fully tiled walls and floor.



Telephone 02890 668888
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BEDROOM (2):

16' 5" x 14' 6" (5m x 4.42m)

Built in wardrobe.



BEDROOM (3):
14' 1" x 7' 1" (4.29m
x 2.16m)



BATHROOM:

white suite, panelled bath, mixer taps, telephone hand shower, low flush WC, pedestal wash hand basin.



VALUER

Mark Leinster

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

Crawford Mulholland

503 Lisburn Road, Belfast,

Co. Antrim, BT9 7EZ

T: 028 9066 5544

E: office@crawfordmulholland.com



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

Current	Potential
82 B	82 B



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