

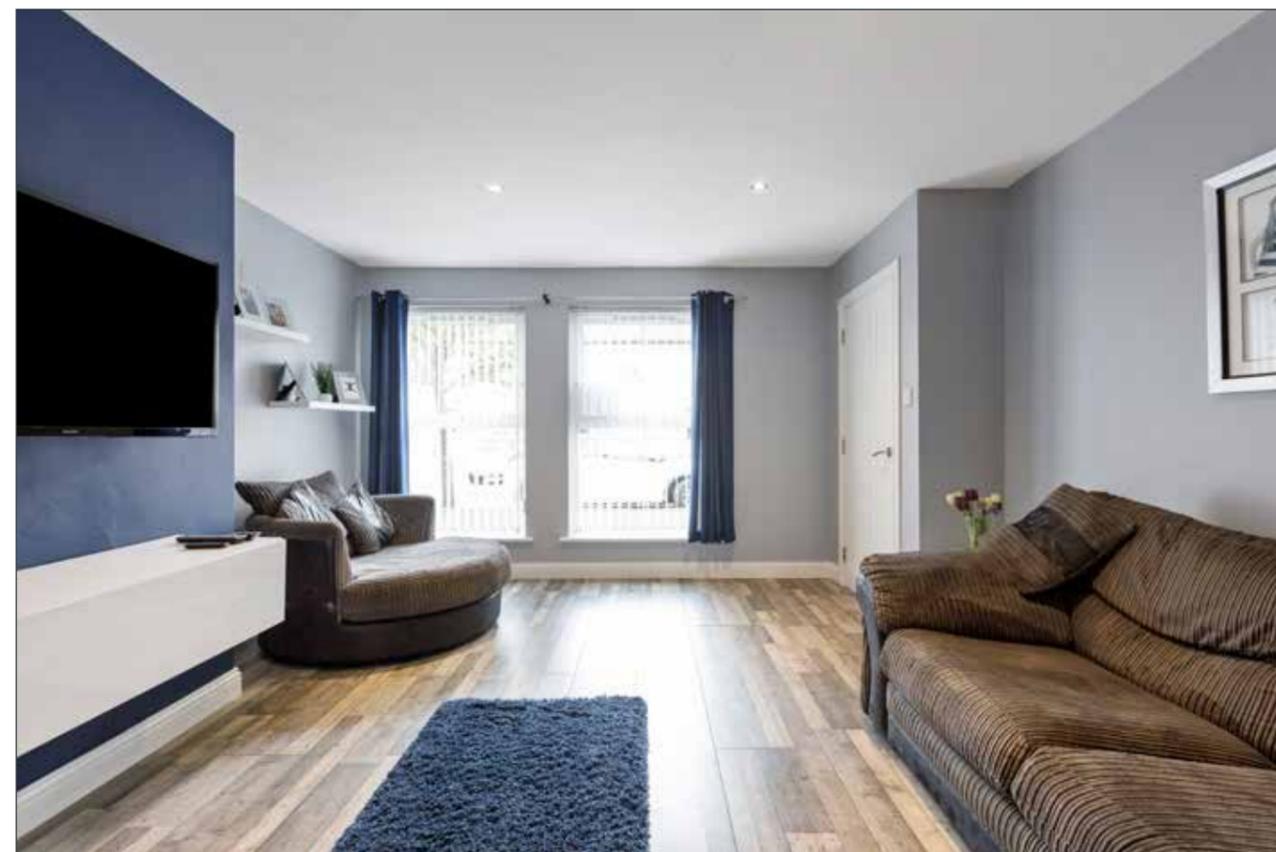
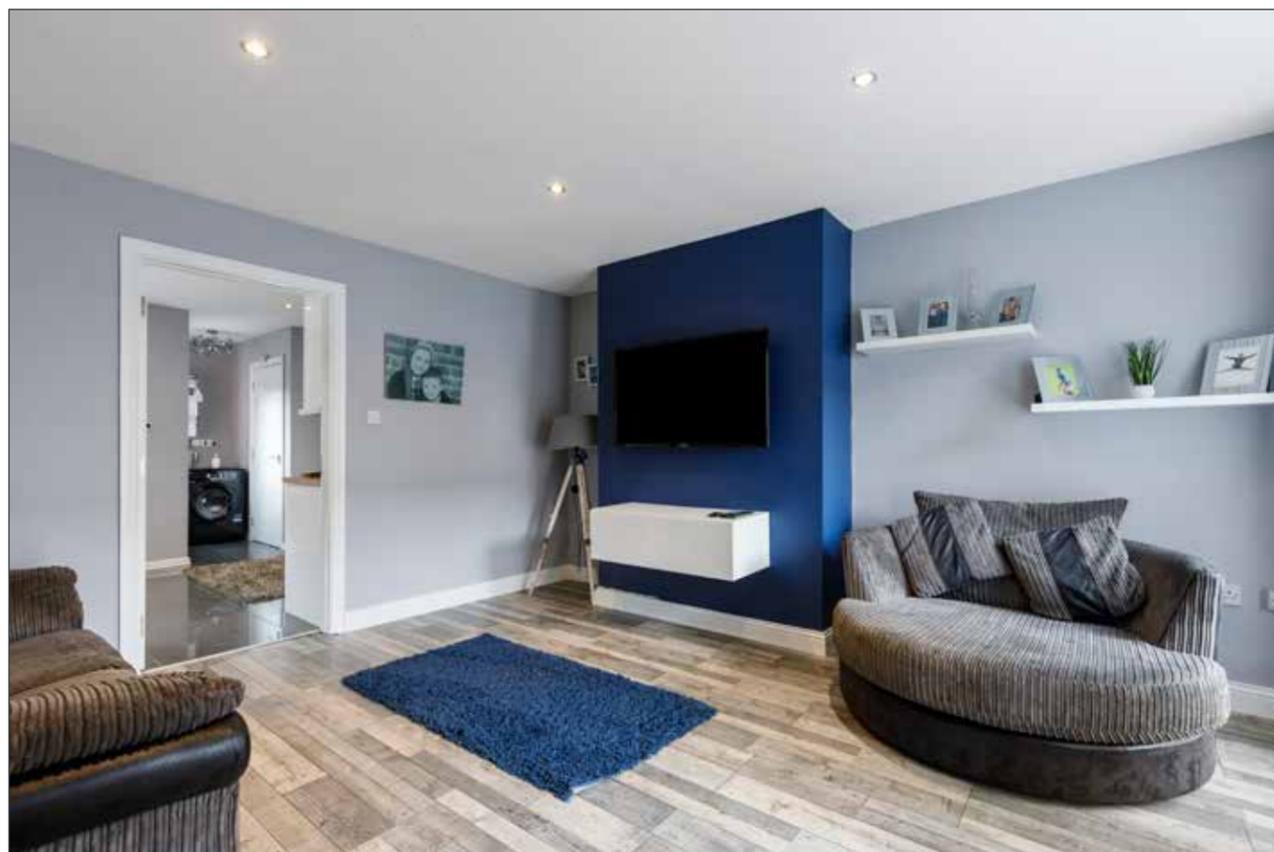
simon**BRIEN**  
RESIDENTIAL

25 Lewis Avenue,  
Belfast, BT4 1FD



Asking Price £135,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Modern Townhouse In Sought After Residential Location
- Ideal For First Time Buyer Or Investor Alike
- Convenient To Belfast City Centre & All The Day-to-Day Amenities Of Belmont & Ballyhackamore
- Enclosed Rear Paved Patio
- Phoenix Gas Central Heating
- Full uPVC Double Glazing
- Downstairs Cloakroom Plumbed For WC
- Bathroom With Modern White Suite
- Three Well Proportioned Bedrooms
- Kitchen With Casual Dining
- Spacious Lounge
- Early Viewing Is Strongly Recommended

## SUMMARY

Located in the ever popular Lewis Square development in Belfast, this modern townhouse is sure to appeal to a wide variety of buyers and internal inspection is highly recommended.

The current accommodation comprises of, spacious lounge with bay window, kitchen with casual dining area, three well-proportioned bedrooms, bathroom with modern white suite, and ground floor cloakroom plumbed for WC. Externally, there is an enclosed paved patio to the rear with space for table and chairs.

Lewis Square itself offers ease of access to Belfast City Centre as well as just being located off the Hollywood Road with all the day-to-day amenities of both Strandtown and Ballyhackamore being within a short driving distance. Also close at hand are Connswater Shopping Centre, and the popular Odyssey Arena Complex.

Properties of this calibre is this location of late attract high interest, and we therefore have no hesitation in recommending the earliest internal inspection. To arrange an appointment, please contact our East Belfast office on 028 9059 5555.

## ACCOMMODATION

### GROUND FLOOR

Entrance door leading to:

### ENTRANCE HALL:

### LIVING ROOM:

**14' 3" x 13' 3" (4.34m x 4.04m)**

Wood laminate flooring.

### KITCHEN WITH BREAKFAST AREA:

**16' 7" x 9' 9" (5.05m x 2.97m)**

Full range of high and low level units. 4 ring stainless steel gas hob with under oven and stainless steel extractor canopy over. Fridge freezer. Partially tiled walls. Porcelain tiled floor. Understairs storage.

### CLOAKROOM:

Plumbed for low flush WC and wash hand basin.



**FIRST FLOOR**

**BEDROOM (1):**  
12' 3" x 10' 2" (3.73m x 3.1m)

Built-in wardrobe with mirrored sliding doors.

**BEDROOM (2):**  
11' 9" x 9' 10" (3.58m x 3m)

Wood laminate flooring.

**BEDROOM (3):**  
9' 1" x 6' 2" (2.77m x 1.88m)

**BATHROOM:**

White suite comprising of shower bath with mixer taps and overhead rain shower. Vanity unit with mixer taps. Low flush WC. Fully tiled walls. Ceramic tiled floor. Chrome towel radiator.

**LANDING:**

Access to airing cupboard.

**OUTSIDE**

To the rear is a paved patio area.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/F/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	68	74
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0159-0011-0264-6687-2904

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.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.