

simon**BRIEN**
RESIDENTIAL

11 Hawthornden Mews,
Belfast, BT4 3PB



Asking Price £125,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Furnished Two Bedroom Second Floor Apartment
- Private Designated Parking To The Front
- Aluminium Ladders To Floored Attic
- Gas Central Heating / uPVC Double Glazing
- Fully Tiled Bathroom In White Suite
- Two Well Proportioned Bedrooms, One With Wardrobes
- Modern Fitted Kitchen With Excellent Storage
- Spacious Open Living Area With Bay Window
- Ideal For Low Maintenance Modern Living

SUMMARY

This excellent second floor apartment offers a secure and spacious home within a highly desirable area of East Belfast. Ideally situated within walking distance of both the Upper Newtownards Road and Ballyhackamore, this property benefits from having an excellent range of shops, cafes and local amenities right on its door step. It further benefits from being only a short commute from Belfast City Centre via both public and private transport links.

There is a spacious open plan living area with solid wood flooring and bay window, a fully fitted kitchen, two well-proportioned bedrooms, one with built-in wardrobes with sliding doors, and a fully tiled bathroom in white suite. This property further benefits from uPVC double glazing, a gas central heating system, a part floored roof space, and designated parking space to the back.

ACCOMMODATION

SECOND FLOOR

ENTRANCE HALL:

Storage cupboard.



LIVING ROOM:

21' 7" x 11' 4" (6.58m x 3.45m)

Large open plan living area providing a modern space finished with oak wood flooring. Feature electric fire with wood surround and storage area.

KITCHEN:

8' 4" x 8' 2" (2.54m x 2.49m)

Fully fitted kitchen with an excellent range of high and low level units. 'Tricity Bendix' electric oven and hob. Single drainer sink unit. Partially tiled walls. Tiled effect laminate flooring.

BEDROOM (1):

11' 2" x 10' 6" (3.4m x 3.2m)

Spacious double bedroom with built-in wardrobes with mirrored sliding doors.

BEDROOM (2):

11' 0" x 6' 2" (3.35m x 1.88m)

BATHROOM:

Bright fully tiled bathroom in white suite comprising bath with thermostatically controlled 'Mira' power shower over. Low flush WC. Pedestal wash hand basin.

ROOFSPACE:

Aluminium ladder leading to a fully floored roof space with lighting.

OUTSIDE

Residents car parking to rear.

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



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: XXXXXXX



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	70	75
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9028-0920-6929-7570-7992

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