

simonBRIEN
RESIDENTIAL

Apt 7, 6 Lewis Mews,
Belfast, BT4 1FY



Asking Price £117,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Very Well Presented Third Floor Apartment
- Two Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Open Plan Living / Fitted Kitchen With Casual Dining Area
- Contemporary White Bathroom Suite
- Entrance Hall With Storage Cupboard & Roofspace Storage
- Gas Fired Central Heating
- Double Glazed Window Frames
- Residents Parking Area
- Lift Access
- Convenient To Belfast City Centre, Public Transport Links & Shops

SUMMARY

This very well presented third floor apartment comes to the market and will appeal to those seeking a stylish modern home within this highly convenient location.

The property layout comprises an entrance hall with storage, an open plan living room to fitted kitchen with casual dining area, there are two bedrooms (main bedroom with ensuite shower room) and a bathroom in contemporary white suite.

The apartment benefits from gas fired central heating and double glazed window frames and parking to the front.

Set within walking distance of CS Lewis Square, shops, public transport links and the Comber Greenway, Belfast and Titanic Quarter are also within easy reach.

ACCOMMODATION

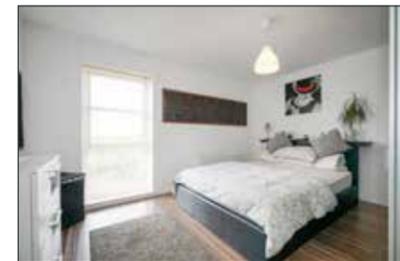
GROUND FLOOR

Communal entrance door with lift and stairs access to:

THIRD FLOOR

ENTRANCE:

Hardwood front door leading to:



ENTRANCE HALL:

Access to roof space. Access to storage cupboard.

LIVING / KITCHEN AREA:

20' 5" x 13' 1" (6.22m x 3.99m)

Range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Partially tiled walls. Plumbed for washing machine. Wall mounted gas fired boiler. 4 ring gas hob with under oven and stainless steel extractor fan over. Ceramic tiled floor.

BATHROOM:

Contemporary white suite comprising panelled bath with telephone hand shower and mixer taps. Pedestal wash hand basin with mixer taps. Push button WC. Ceramic tiled floor. Storage cupboard. Laminate wooden floor.

BEDROOM (1):

14' 9" x 13' 2" (4.5m x 4.01m)

ENSUITE SHOWER ROOM:

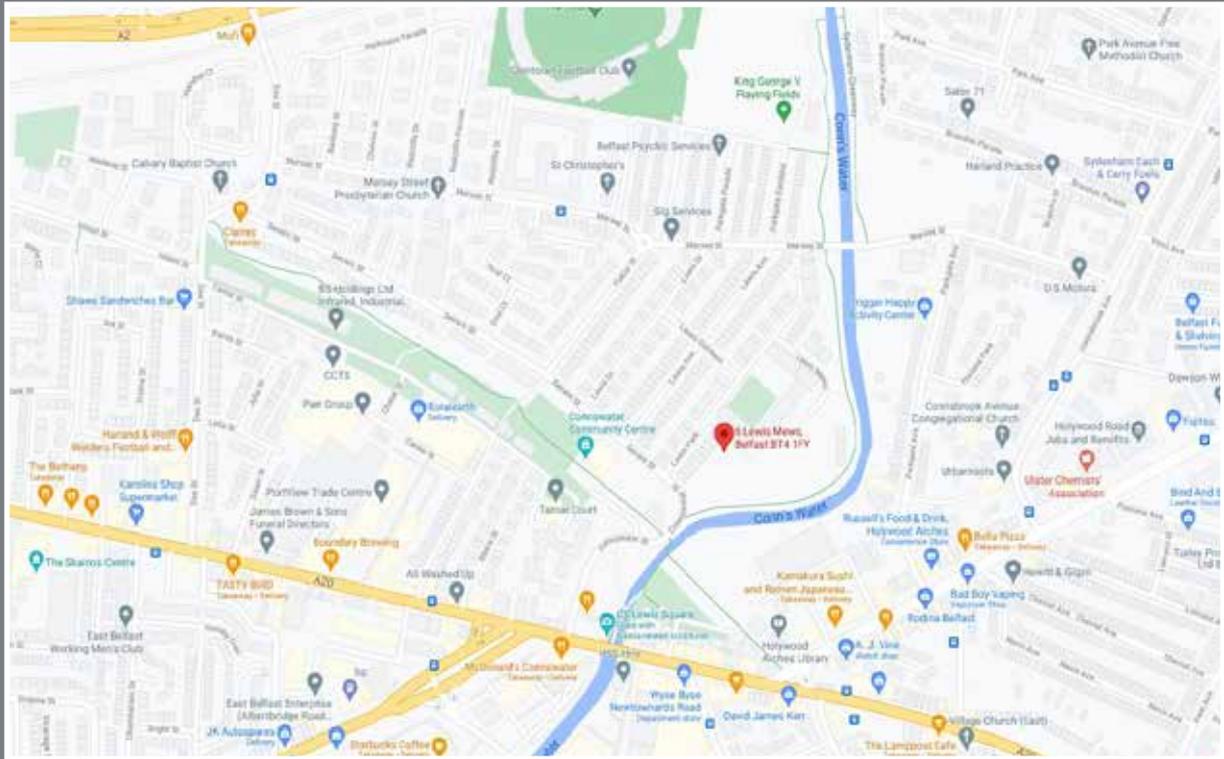
Contemporary white suite comprising fully tiled shower cubicle with thermostatic shower. Push button WC. Pedestal wash hand basin with mixer taps. Ceramic tiled floor.

BEDROOM (2):

14' 9" x 7' 0" (4.5m x 2.13m)

Laminate wooden floor.

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: JD/E/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9727-0029-6280-6855-3926

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