

For Sale

Asking Price: £265,000

SimonBrien



8 Ashley Mews
Belfast
County Antrim
BT9 7BN

simonbrien.com



Enjoying a quiet cul-de-sac location just off the ever-popular Lisburn Road on Ashley Avenue this fabulous property therefore benefits from a diverse array of amenities immediately to hand and within comfortable walking distance of both the City and Royal Victoria Hospitals, Queens University and the City Centre.

Briefly the accommodation comprises a generous living room leading to a dining area and open plan kitchen with integrated appliances. Over two floors are four excellent bedrooms, principal with an en suite shower room in addition to the main bathroom. Externally you have ample residence parking and a low-maintenance sheltered rear garden with Westerly aspect – a great space for al fresco entertaining and relaxing.

Benefitting from a Certificate of Lawfulness to be used as an HMO this fine home would be equally suited for an investor or an owner-occupier and should be viewed without hesitation



Special Features & Services

- Fabulous, bright and spacious townhouse in most convenient and highly popular location
- Excellent proximity to the City and Royal Victoria Hospitals, QUB, the City Centre and road networks
- Generous living room
- Modern kitchen with integrated appliances open plan to dining room
- Four spacious bedrooms, principal with en suite shower room
- First floor bathroom with modern suite
- Remote operated gas central heating, uPVC double glazing
- Parking area to the front, enclosed rear patio garden
- Suitable to a broad range of potential buyers including investors due to the CLUD to be used as a HMO



Accommodation

Wooden and glazed front door to Entrance Hall

Living Room

12'1" x 11'5" (3.68m x 3.48m):

Kitchen/Dining

16'4" x 9'9" (4.98m x 2.97m): Modern fitted kitchen with excellent range of units, work surfaces, single drainer sink unit, range of integrated appliances, shelved pantry and access to rear yard

First Floor Landing

Shelved airing cupboard with Worcester gas boiler

Bedroom 1

11' x 7'9" (3.35m x 2.36m):

Ensuite

Corner shower cubicle, pedestal wash hand basin and WC

Bedroom 4

9'9" x 8'3" (2.97m x 2.51m):

Bathroom

7'9" x 6'2" (2.36m x 1.88m): Panelled bath with mixer tap, telephone hand shower and central shower head, WC and wash hand basin

Second Floor Landing

Access to roofspace

Bedroom 2

16'5" x 9'11" (5m x 3.02m):

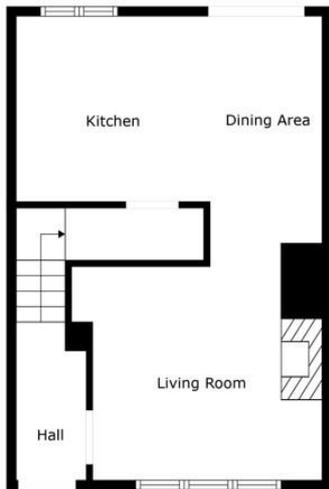
Bedroom 3

16'5" x 7'11" (5m x 2.41m):

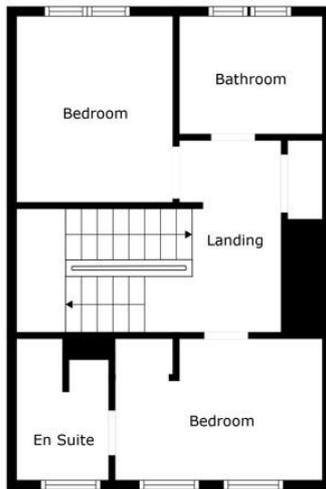
Outside

Parking to the front and sheltered enclosed rear patio garden

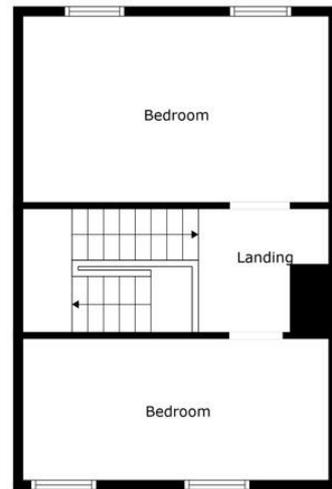




Floor 1



Floor 2



Floor 3

VALUER

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

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