

Apt 1, 4 Ishbel Mews,
Belfast, BT8 8FZ



Asking Price £285,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented Ground Floor Apartment Extending To 1,148 Sq Ft
- Two Generous Bedrooms
- Modern Fully Fitted Kitchen With A Range Of Appliances & Casual Dining Area
- Two Reception Rooms
- Luxury Bathroom & Ensuite
- Gas Fired Central Heating
- Double Glazing
- High Ceilings Throughout
- Allocated Parking To Front & Rear
- Balance Of Global Building Warranty
- Popular & Convenient Semi-Rural Location Close To Belfast City Centre, Forestside Shopping Centre & A Host Of Local Amenities



SUMMARY

The Belvoir Park development has been exceptionally popular in recent years for a wide spectrum of the market appreciating the quality of housing on offer, and the location which is semi-rural is within comfortable commuting distance of Belfast City Centre, together with a host of local amenities within the area.

This particular ground floor apartment has beautifully presented accommodation extending to 1,148 Sq Ft, providing a layout of two double bedrooms, two reception rooms, together with high quality kitchen with range of appliances, bathroom, and ensuite.

Likely to be of interest to the young professional, or those downsizing within the area, or someone looking a bolt home within the City. Viewing of this superb apartment is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE HALL:

LIVING ROOM:

18' 2" x 13' 4" (5.54m x 4.06m)

Range of built-in units. Tiled floor. Open to:

KITCHEN:

15' 1" x 10' 6" (4.6m x 3.2m)

Excellent range of high and low level units. Inset sink. 4 ring gas hob. Electric oven. Integrated fridge/freezer and dishwasher. Open to:

DINING ROOM / FAMILY ROOM:

13' 4" x 11' 5" (4.06m x 3.48m)

Tiled floor.





BEDROOM (1):
16' 6" x 12' 7" (5.03m x 3.84m)

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure with overhead shower and additional shower attachment. Low flush WC. Wash hand basin.



BEDROOM (2):
12' 4" x 9' 9" (3.76m x 2.97m)



BATHROOM:
9' 9" x 8' 2" (2.97m x 2.49m)

Freestanding bath with mixer taps and telephone hand shower. Separate shower enclosure. Low flush WC. Wash hand basin.



OUTSIDE

Allocated parking to front and 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: ML/K/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0178-3901-0131-9421-3381

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E 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.