

12 Minnowburn Mews,  
Belfast, BT8 8ST



FROM £135,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Excellent Top Floor Apartment In Popular Sought After Semi-Rural Location Close To Belfast City Centre And Main Arterial Routes
- Two Well Proportioned Bedrooms, Main Bedroom With Ensuite Shower Room
- Lounge With Countryside Views And Juliet Balcony
- Contemporary Kitchen / Dining Room
- Bathroom With White Suite
- Gas Central Heating
- uPVC Double Glazed Windows
- Parking Space With Visitor Parking
- Communal Garden

## SUMMARY

Situated in the 'Minnowburn Mews' development, this top floor apartment offers excellent accommodation for the young professional couple or investor alike.

The apartment offers a superb lounge with countryside views and a kitchen / dining room with a range of contemporary units. There are two bedrooms, main bedroom with ensuite facilities, and a main bathroom in white suite. There is one allocated car parking space and ample visitor parking.

This well-appointed apartment is close to all the amenities of South Belfast including Forestside Shopping Centre and the vibrant Lisburn Road. It also offers easy access to Minnowburn Beeches towpath providing a relaxed country environment.

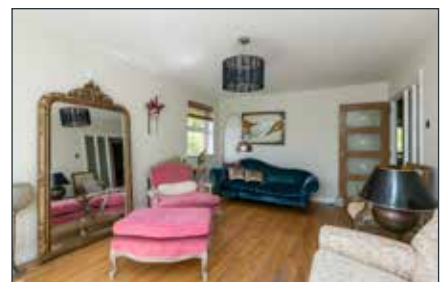
Please contact us at the South Belfast office to arrange a viewing at your convenience.

## ACCOMMODATION

Solid wooden front door leading to:

### ENTRANCE HALL:

Solid wooden floor. Access to roof space. Storage cupboard.







#### **LOUNGE:**

**16' 5" x 11' 5" (5.01m x 3.47m)**

Solid wooden floor. Double doors opening to balcony rail with superb views.

#### **KITCHEN:**

**17' 11" x 11' 4" (5.45m x 3.46m)**

Range of high and low level units. Space for fridge/freezer. 4 ring gas hob with electric oven underneath. Plumbed for dishwasher and washing machine. Stainless steel sink unit. Partially tiled walls. Ceramic tiled floor. Extractor fan.

#### **MAIN BEDROOM:**

**14' 1" x 11' 4" (4.30m x 3.46m)**

Solid wooden floor.



#### **ENSUITE SHOWER ROOM:**

Fully tiled walls. Low flush WC. Pedestal wash hand basin. Double shower. Low voltage spotlighting. Extractor fan.

#### **BEDROOM (2):**

**11' 8" x 8' 1" (3.55m x 2.46m)**

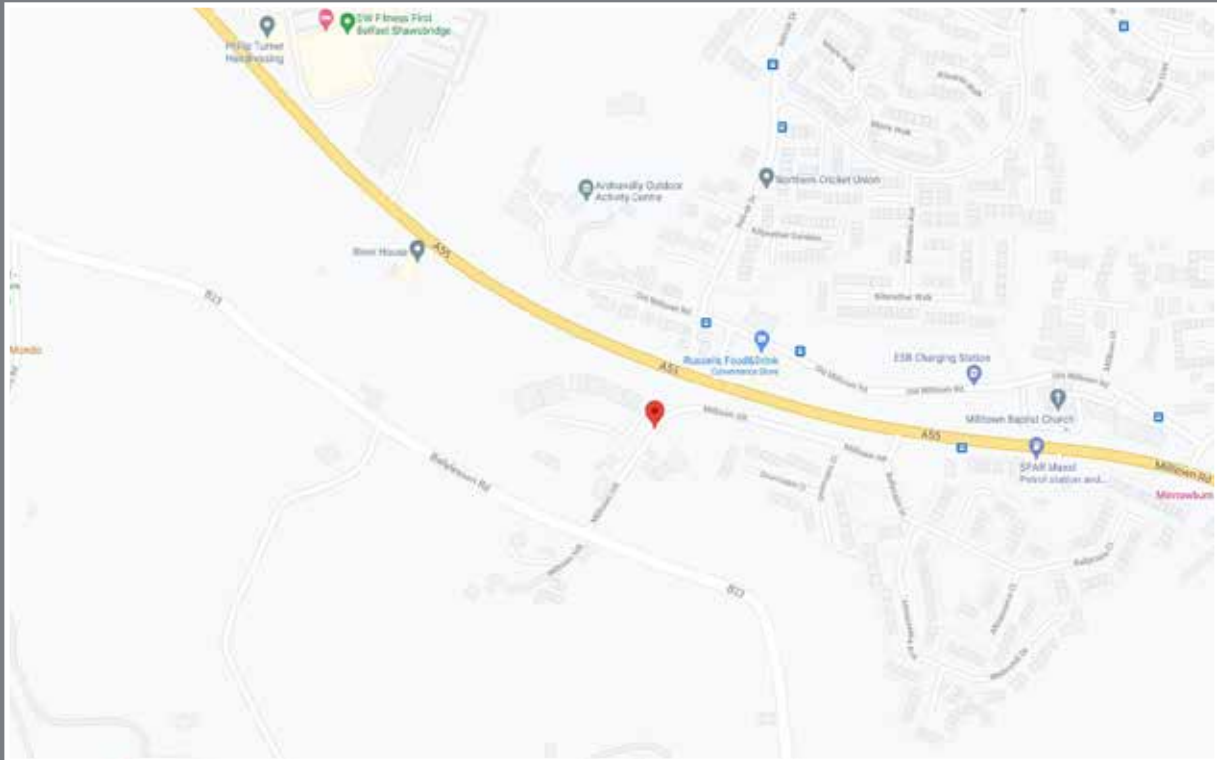
Solid wooden floor. Velux window.

#### **BATHROOM:**

Jacuzzi type bath. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor. Partially tiled walls. Low voltage spotlighting. Extractor fan.

**Telephone 02890 668888**  
www.simonbrien.com

# 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: RL/D/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 1039-8025-2000-0715-6202

**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.