

AGREED



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

31 Halfpenny Mews | Belfast, BT5 5GJ
OFFERS AROUND £95,000

Scan for Property Details
and to Arrange a Viewing





Offers Around £95,000
Second Floor Apartment
2 Bedrooms
1 Reception

Property Features

- Attractive Modern Apartment
- Two Well Proportioned Bedrooms
- Modern Fully Fitted Kitchen Open Plan to Living and Dining Area
- Bathroom with White Suite
- Private Parking via Electric Gates
- Phoenix Gas Central Heating
- uPVC Double Glazing
- Ideally Suited to First Time Buyer, Young Professional or Investor alike
- Fantastic Investment Opportunity with Great Rental Potential



Accommodation

Ground Floor

Communal Front Door

First Floor

Reception Porch

Kitchen / Living Area
19'6" x 15'3"

Inner Hallway

Bedroom One
9'8" x 9'2"

Bedroom Two
8'5" x 6'6"

Bathroom

Outside

Private Residents' Parking

Electric Security Gates

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



This well presented second floor apartment is situated within walking distance to a range of local amenities and Ballyhackamore and Belmont villages. Also close at hand is George Best City Airport, Connswater Shopping Centre and Retail Park and the city centre for the commuter.

Internally the property comprises of two good sized bedrooms, large lounge with modern fully fitted kitchen and a bathroom with white suite. Further benefits include Phoenix Gas central heating and uPVC double glazing. The apartment offers contemporary convenient style living and is sure to create instant interest.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, its agents and applicable laws do not warrant and no guarantee as to their operability or efficiency can be given.
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Directions

Halfpenny Mews is located off the Beersbridge Road just approaching the Castle Road junction.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		82	82
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

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