

**31 Milfort Mews, Belfast, BT17 9JE****Asking Price £105,000****PUBLIC NOTICE**

31 Milfort Mews, Dunmurry, Belfast, BT17 9JE

We are acting in the sale of the above property and have received an offer of £130,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C74

We are pleased to present this modern ground floor apartment located in a secluded cul-de-sac off Glenburn Road in the village of Dunmurry on the south-west fringes of the city of Belfast. The accommodation is spacious and comprises, open plan living, kitchen, dining, two bedrooms, master with en-suite shower room, bathroom suite and excellent storage throughout. Gas fired central heating and double glazed windows are both in place. Externally the property benefits from communal gardens. Ideally situated for commuting to either Belfast or Lisburn by public transport, the apartment is also within walking distance to the many shops & restaurants located within Dunmurry Village. The lease is for a term of 999 years from 1 June 2006 at a yearly ground rent of £150.

- Modern Ground Floor Apartment
- Open Plan Living / Kitchen / Dining
- Gas Fired Central Heating
- Ideal First Time Buy Or Investment
- Chain Free
- Two Good Size Bedrooms (Master With En-Suite)
- Modern Bathroom Suite
- PVC Double Glazing
- Convenient Location Within Walking Distance To Shops & Restaurants

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

COMMUNAL RECEPTION HALL

ENTRANCE

Hardwood front door.

RECEPTION HALLWAY

Laminate floor, intercom system, storage cupboard plumbed for washing machine. Gas boiler.

OPEN PLAN KITCHEN / LIVING / DINING

20'8" x 13'1" (6.3 x 4.0)



KITCHEN

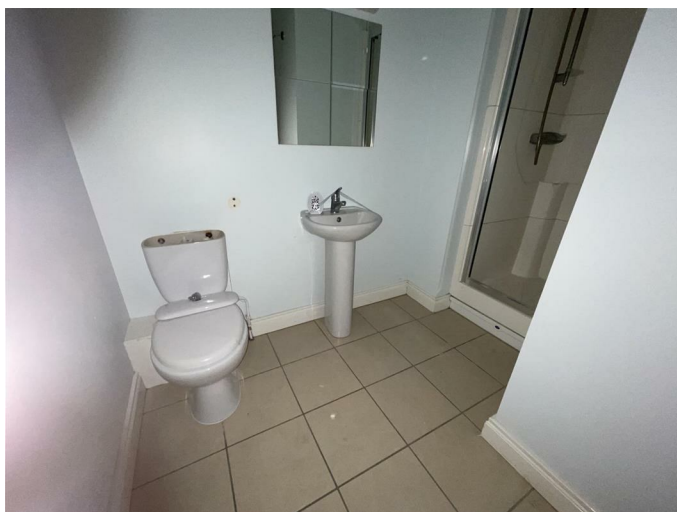


Modern kitchen with a range of high and low level units, integrated oven, 4 ring gas hob, extractor fan, stainless steel sink unit with drainer, integrated dishwasher, part tiled walls and laminate floor.

MASTER BEDROOM 13'5" x 13'1" (4.1 x 4.0)



EN-SUITE 9'2" x 6'10" (2.8 x 2.1)



White suite comprising enclosed thermostatic shower, low flush W.C, pedestal wash hand basin, part tiled walls and tiled floor.

BEDROOM TWO 9'10" x 9'2" (3.0 x 2.8)



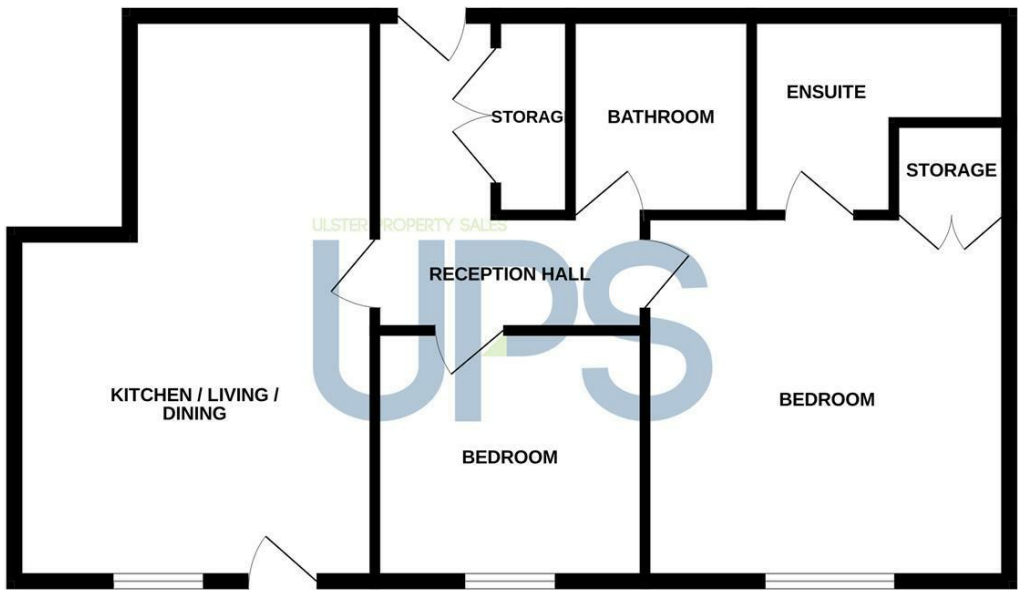
BATHROOM 6'10" x 6'6" (2.1 x 2.0)



White suite comprising panel bath with shower over, low flush W.C, pedestal wash hand basin, towel rail, part tiled walls and tiled floor.

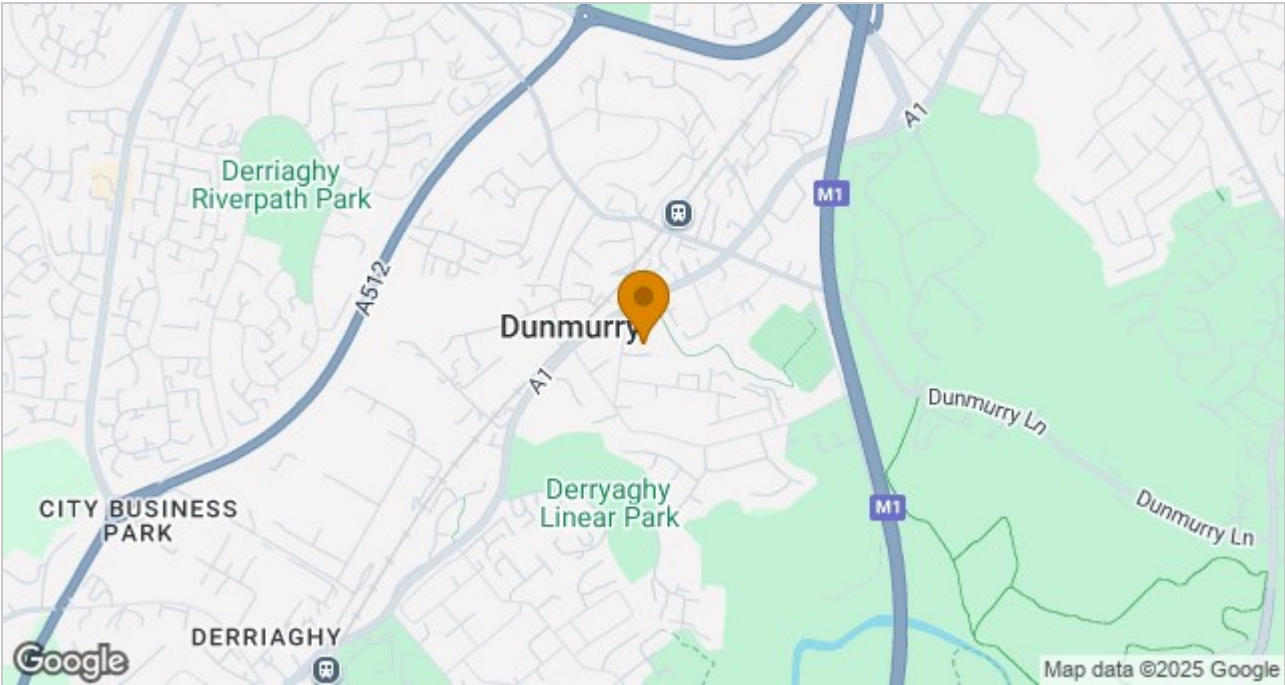
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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