simonBRIEN
RESIDENTIAL

9 Minnowburn Mews, Belfast, BT8 8ST

Offers Over £155,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Excellent First Floor Apartment In Popular South Belfast Development
- Bright Living Room With Juliette Balcony
- Kitchen/Dining Room
- Two Double Bedrooms, Master With Ensuite Shower Room (Bedroom 2 Currently Configured As Spacious Home Office Under High Sleeper Double-Bed)
- Main Bathroom In White Suite (Illumintated Mirrors To Bathroom & Ensuite)
- Uninterrupted High Quality & Hard Wearing Wood Laminate Flooring Throughout Flat
- Recently Refurbished Modern Woodwork Including Panelled Walls With Incorporated Hall Shelf, Solid Wooden Panelled Doors & Semi-Glazed Wooden Doors To Living Room
- High Quality Made To Measure Fitted Black Out Luxaflex Blinds In Living Room & Both Bedrooms
- Gas Fired Central Heating (New Boiler & Flue Installed October 2020, With Nest Thermostatic Controls) & Full uPVC Double Glazing
- Allocated Parking Space and Ample Visitor Parking
- Suited To The Young Professional Couple Or Investor

SUMMARY

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

The apartment offers a superb lounge and separate kitchen / dining room with a range of contemporary units. There are two double bedrooms, master with ensuite facilities, and a main bathroom in white suite. The apartment is accessed via stairs and 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

ENTRANCE

COMMUNAL ENTRANCE

FIRST FLOOR

Hardwood entrance door to...

HALLWAY:

Storage cupboard.

LIVING ROOM:

16′ 1″ x 11′ 1″ (4.9m x 3.38m)

Patio doors to Juliette balcony.

KITCHEN:

17′ 1″ x 11′ 1″ (5.21m x 3.38m)

High and low level units. Formica work tops. Single drainer sink unit. Four ring induction hob. Under oven. Extractor fan over. Integrated washing machine. Plumbed for dishwasher. Space for fridge freezer. Partly tiled walls. Space for dining.

BEDROOM (1):

14′ 0″ x 11′ 0″ (4.27m x 3.35m)

ENSUITE SHOWER ROOM:

Fully tiled double shower cubicle with thermostatic shower. Low flush WC with recess shelving above. Wall hung wash hand basin in vanity unit. Extractor fan. Vertial towel rail.

BEDROOM (2):

11′ 1″ x 8′ 0″ (3.38m x 2.44m)

BATHROOM:

Panelled bath. Low flush WC with recess shelving above. Wall hung wash hand basin in vanity unit. Fully tiled walls. Extractor fan. Vertical towel rail.

OUTSIDE

One allocated parking space.

ADDITIONAL INFORMATION

CHARGES:

- Service Charge: £84.85 per month
- Mgt Company: McGuinness Fleck

9 Minnowburn Mews, Belfast
Plans for illustrative Purposes Only

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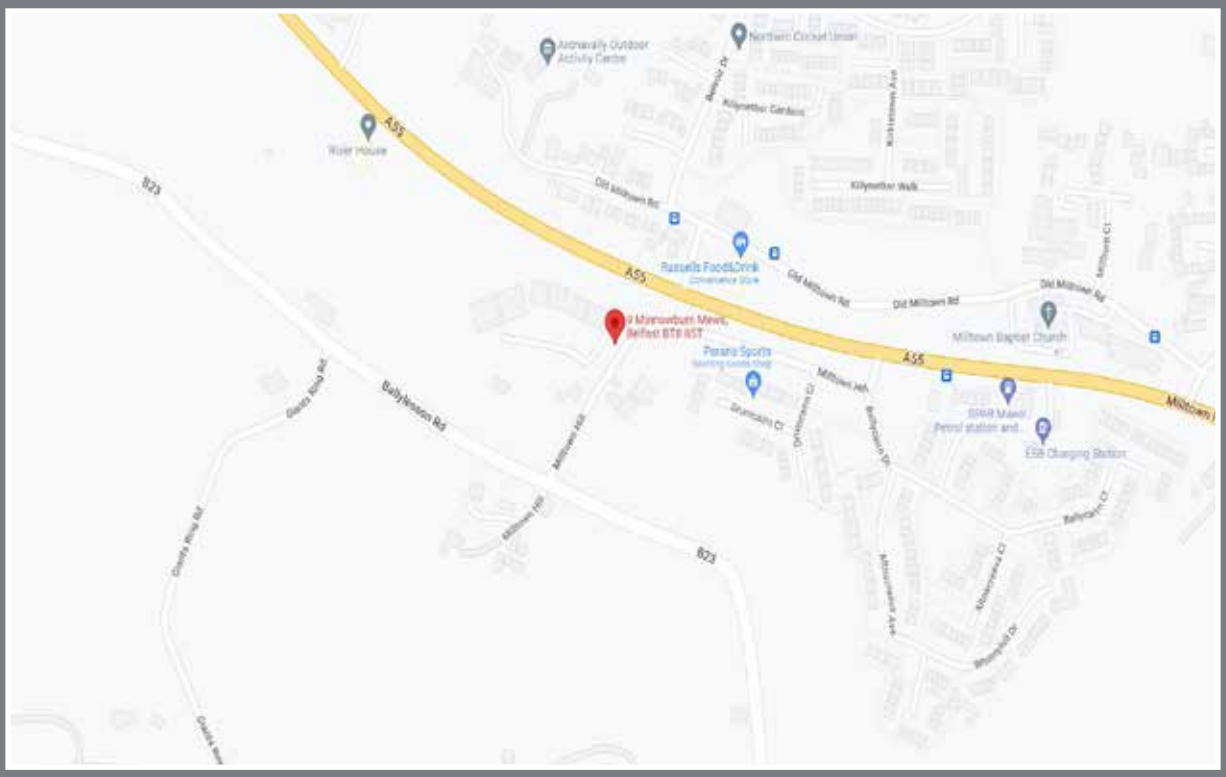
Location



Off Shaws Bridge, South Belfast.

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**

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The Property Ombudsman

REF: RL/C/22/SO

EPC REF: 0742-3015-1204-2122-1204

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