

simon**BRIEN**  
RESIDENTIAL

27 Bawnmore Court,  
Belfast, BT9 6LS



Asking Price £175,000

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





#### KEY FEATURES

- Well Appointed and Presented Second Floor Apartment
- Gated Secure Development
- Two Generous Bedrooms
- Spacious Open Plan Kitchen/Living/Dining
- Bathroom in White Suite
- Economy 7 Heating
- Double Glazing
- Generous Storage Throughout
- Front Patio Area
- Popular and Convenient Residential Location off main Lisburn Road
- Ideal for Young Professional or for those downsizing within the area
- Viewing by Private Appointment

#### DESCRIPTION

Bawnmore Court is exceptionally well located accessed off both Bawnmore Road and Lancefield Roads off the bustling Lisburn Road with its vast array of amenities, bars, restaurants, cafes and specialist shops.

The property is close to all main transport routes and is a short drive from Belfast City Centre.

The second-floor apartment provides well-appointed accommodation providing a 2 bedroom layout with spacious open plan kitchen/living/dining and bathroom. Externally there is a patio area to the front.

Likely to be of interest to the young professional or those downsizing within the area viewing is by private appointment through our Lisburn Road Office on 02890 66888

#### ENTRANCE

##### ENTRANCE PORCH:

PVC door to Entrance Porch, inner door to Entrance Hall, cloakroom





**GROUND FLOOR**

**KITCHEN/LIVING/DINING;**  
**23' 4" x 18' 9" (7.11m x 5.72m)**

**Kitchen:**

High and Low Level units, inset sink, correaan worktops, integrated oven and hob, washing machine, recess for fridge freezer.



**LIVING ROOM:**

Attractive Feature Fireplace







**BEDROOM (1):**  
**11' 9" x 10' 8" (3.58m x 3.25m)**  
Built in wardrobe, hotpress







**BEDROOM (2):**  
10' 8" x 8' 8" (3.25m x 2.64m)

**BATHROOM:**

White suite, panelled bath, mixer taps, separate shower enclosure, low flush WC, wash hand basin vanity unit, bidet, tiled walls and floor.

**HALLWAY:**

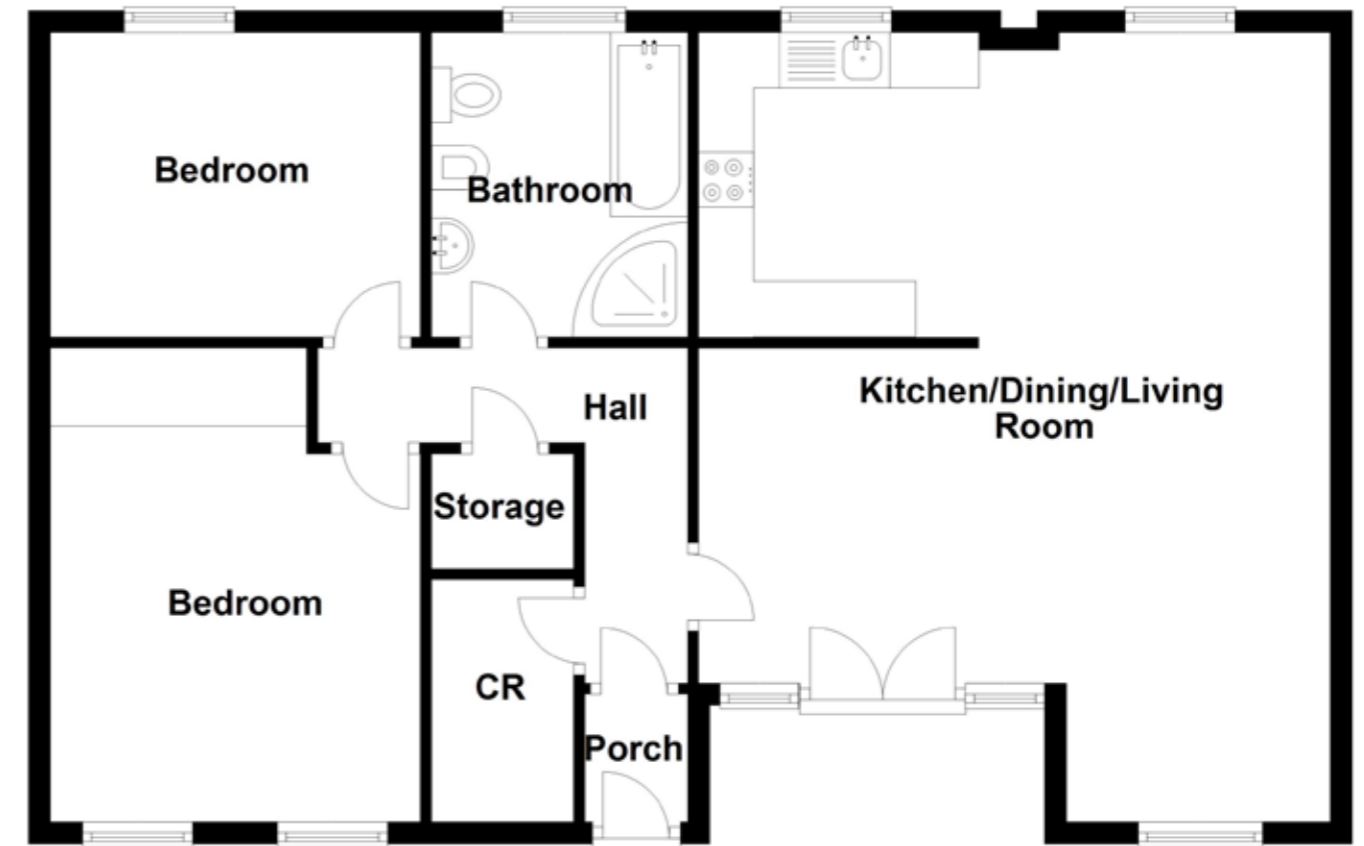
Access to roofspace.







### Ground Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**27 Bawnmore Court, Belfast**

# 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: ML/J/23/SP



EPC REF: 9737-5020-5309-0759-1296

**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.