

simon**BRIEN**  
RESIDENTIAL

2C Mornington Mews,  
Belfast, BT7 3JZ



Offers Around £179,950

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## KEY FEATURES

- Well Presented Two Bedroom First Floor Apartment Located just off Annadale Avenue in South Belfast
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Within Close Proximity to Forestside Shopping Centre, Belfast Boat Club, the Ulster Hospital, Ormeau Road and Stranmillis Village
- Walking Distance to Lagan Tow Path and Belvoir Park Golf Club
- Two Well Appointed Bedrooms with Built in Storage
- Further Excellent Built in Storage Throughout
- Family Bathroom with White Suite
- Open Plan Living Dining Room with Mature Outlook and Access to a Private Balcony
- Separate Kitchen Diner with Ample Space for Casual Dining
- Well-Tended to Communal Gardens and Bin Storage
- Allocated Private Car Parking Space with Further Visitor Parking
- Gas Fired Central Heating
- Double Glazing Throughout
- Management Fee Approx. £50 Per Month
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market this well appointed two-bedroom first floor apartment located just off Annadale Avenue in South Belfast. This property represents a great opportunity to purchase a low maintenance apartment in a prime location with excellent internal comprises. The location offers ease of access for the city commuter and is within striking distance of Stranmillis Village, the Ormeau Road, Forestside Shopping Centre and Belvoir Park Golf Club. The property lies within the catchment area to a range of the country's most prestigious schools.

In short the property comprises of: spacious reception hall, open plan living dining room with access to a private balcony, kitchen diner with ample space for casual dining, two well-proportioned bedrooms with additional built in storage and a family bathroom with white suite.

The property further benefits from gas fired central heating, double glazing throughout, well-tended to communal gardens with communal bin storage and an allocated private car parking space with further visitor parking.

With generously proportioned rooms providing bright accommodation throughout, no onward chain, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY:

First Floor landing  
Hardwood from door with peep hole into reception hall

#### RECEPTION HALL:

Space for generous storage



## LIVING/DINING AREA:

26' 5" x 16' 8" (8.05m x 5.08m)

With outlook to front. Hardwood double glazed to sliding door to juliet balcony with terracotta tile floor.





**KITCHEN/DINER:**

**17' 6" x 7' 8" (5.33m x 2.34m)**

With range of high and low level units laminate effect worktops, stainless steel single drainer with chrome tops. Access to worcester bosch gas boiler, part tile walls, tiled floor, space for cooker, space for washing machine, space for fridge/freezer, space for casual dining.



**HALLWAY:**

With built in storage cupboards and built in shelving.



**BATHROOM:**

White suite comprising present, low flush WC, pedestal wash hand basin with chrome tap, pannelled bath with glass by folding door with pvc shower enclosure, chrome telephone attachment. Fully tiled walls, tiled floor, extractor fan.





**BEDROOM (1):**  
**14' 8" x 8' 8" (4.47m x 2.64m)**

Outlook to rear, build in slide ropes, vanity unit with taps and sink and built in storage compartment.



**BEDROOM (2):**  
**10' 0" x 9' 5" (3.05m x 2.87m)**

Outlook to rear, additional built in slide ropes



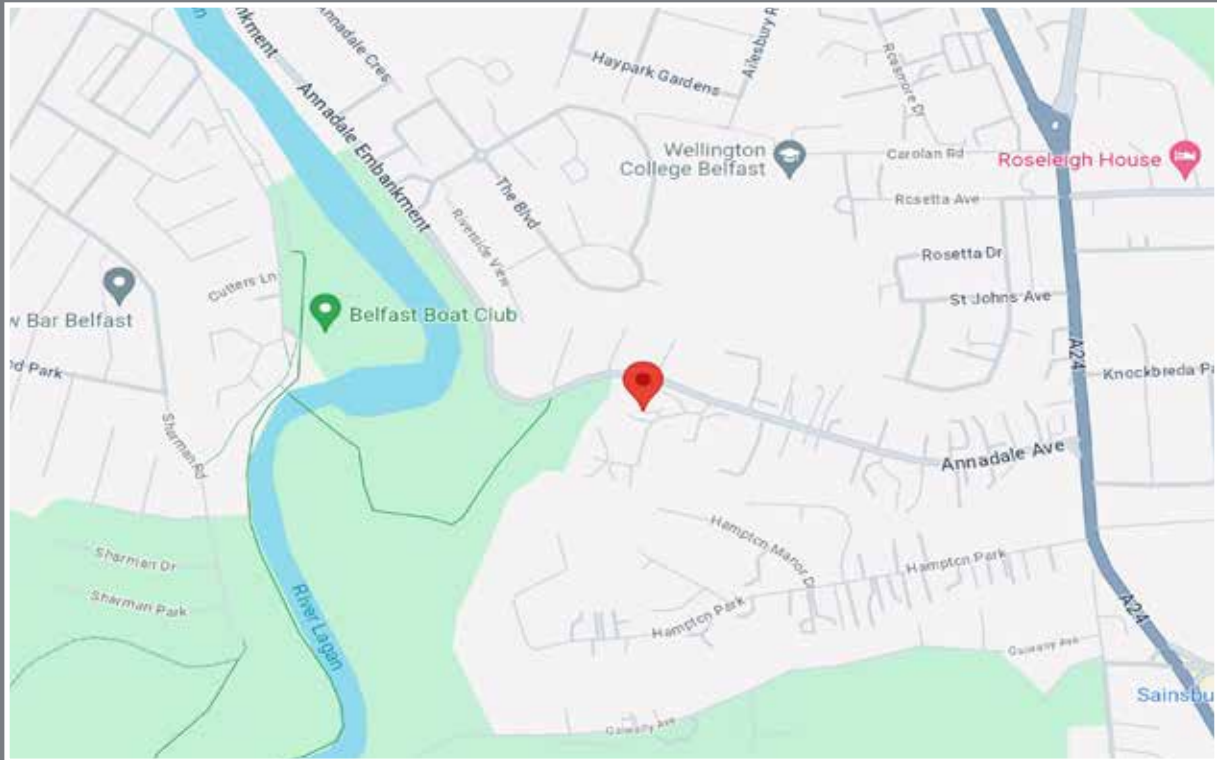
**OUTSIDE**

Allocated car parking space with visitor parking, communal bin storage and tenant to communal gardens with hedging shrubs and trees





# 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**



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