

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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028 9047 1515

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 1, 12 LEWIS MEWS, BELFAST,
BT4 1FY**

OFFERS AROUND £144,950



A beautifully presented apartment offering modern living in a convenient location. The property features an entrance hall with two storage cupboards and a spacious open-plan kitchen, living, and dining area fitted with a contemporary range of units, oven and hob, with a door leading directly to an attractive private garden. The principal bedroom benefits from an en-suite shower room, with a second double bedroom and a separate bathroom completing the accommodation. Outside, the rear garden is offers patio, lawn, and mature shrubs, providing a perfect spot for relaxing. Conveniently located close to a wide range of local amenities and road networks into the city centre and beyond for the commuter, not to mention George Best city airport. This property would make an ideal first time buy or investment, early viewing comes highly recommended!

Key Features

- Beautifully Presented Apartment Offering Modern Living
- Entrance Hall With Two Useful Storage Cupboards
- Spacious Open-Plan Kitchen, Living, And Dining Area
- Principal Bedroom With En-Suite Shower Room
- Second Double Bedroom And Separate Family Bathroom
- Rear Garden With Patio And Lawn, Accessed From Living Area
- Gas Central Heating & uPVC Double Glazed Windows
- Conveniently Located Near Local Amenities And Transport



Accommodation Comprises

Communal Entrance Hall

Intercom to apartment.

Entrance Hall

Two storage cupboards.

Kitchen/Living/Dining

20'6 x 13'5

Excellent range of high and low level units, single drainer stainless steel sink unit, oven and hob, gas boiler, part tiled walls, fully tiled floor, PVC door to garden.

Bedroom 1

14'7 x 12'0

En-Suite Shower Room

Comprising shower cubicle, low flush WC, pedestal wash hand basin, part tiled walls, fully tiled floor.

Bedroom 2

12'7 x 8'3

Bathroom

White suite comprising panelled bath with handheld shower over, pedestal wash hand basin, low flush WC, part tiled walls, fully tiled flooring.

Outside

Attractive garden to rear. Patio area, lawn and shrubs.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

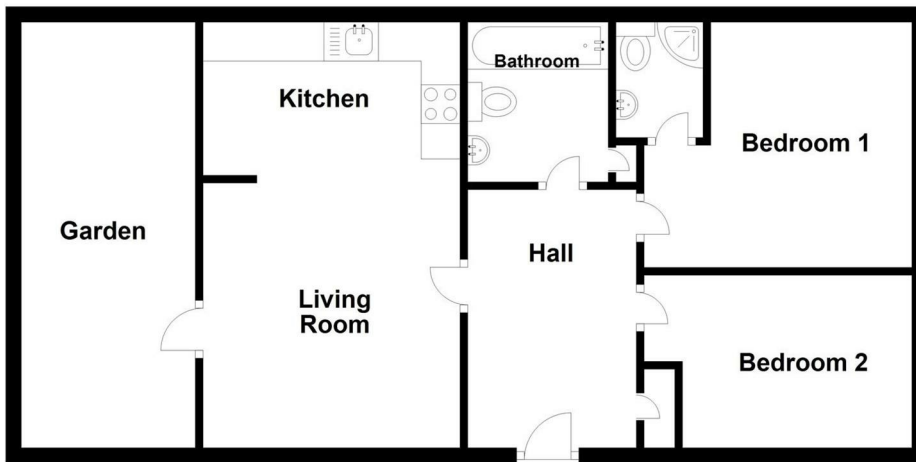
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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