



Flat 2, 268 Lisburn Road, Belfast, BT9 6GF

Price Guide £250,000

We are pleased to welcome to the market for sale this unique mews style apartment conveniently located on the Lisburn Road with a wide range of amenities on the door step. The accommodation comprises spacious living room, good sized kitchen open plan to dining room with double doors leading to patio garden. There is also a modern bathroom suite with bath and separate shower. On the first floor there are two good sized bedrooms and W.C. Oil fired central heating and full double glazing are also in place. This property will appeal to a range of potential purchasers such as those downsizing whilst wanting to stay in a convenient location, first time buyers or investors seeking a secure and prosperous rental return, early viewing is highly recommended.

- Unique Mews Style Apartment Situated In A Convenient Location
- Two Good Sized Bedrooms
- Comfortable Living Room With Feature Fireplace
- Kitchen Open Plan To Dining Room
- Ground Floor Bathroom & First Floor W.C
- Oil Fired Central Heating / Full Double Glazing
- Patio Garden & Parking To The Front
- Within Walking Distance To The Shops, Cafes & Restaurants Of The Lisburn Road
- Suitable To A Range Of Prospective Purchasers
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		60	70
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISSES
ON THE GROUND FLOOR
ENTRANCE**



Hardwood double door to entrance porch.

RECEPTION HALL



Tiled floor.

**LIVING ROOM 15'8" x 19'8" at widest points
(4.8 x 6.0 at widest points)**



Attractive fireplace.



KITCHEN 13'1" x 8'6" (4.0 x 2.6)



High and low level units, part tiled walls, tiled floor, plumbed for washing machine, sink unit with mixer tap.

DINING ROOM 13'1" 8'10" (4.0 2.71)



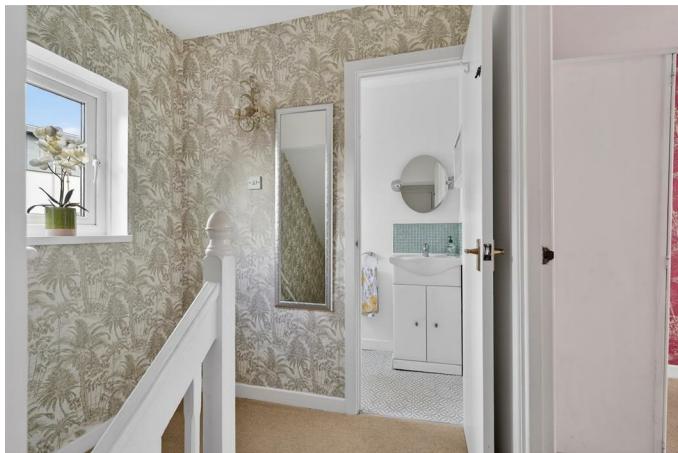
Tiled floor, PVC double doors to rear garden.

BATHROOM



White suite comprising panel bath, enclosed shower, wash hand basin, low flush W.C, fully tiled walls, tiled floor.

ON THE FIRST FLOOR



Storage off landing.

BEDROOM ONE 13'1" x 12'1" (4.0 x 3.7)



BEDROOM TWO 13'1" x 8'2" (4.0 x 2.5)



W.C

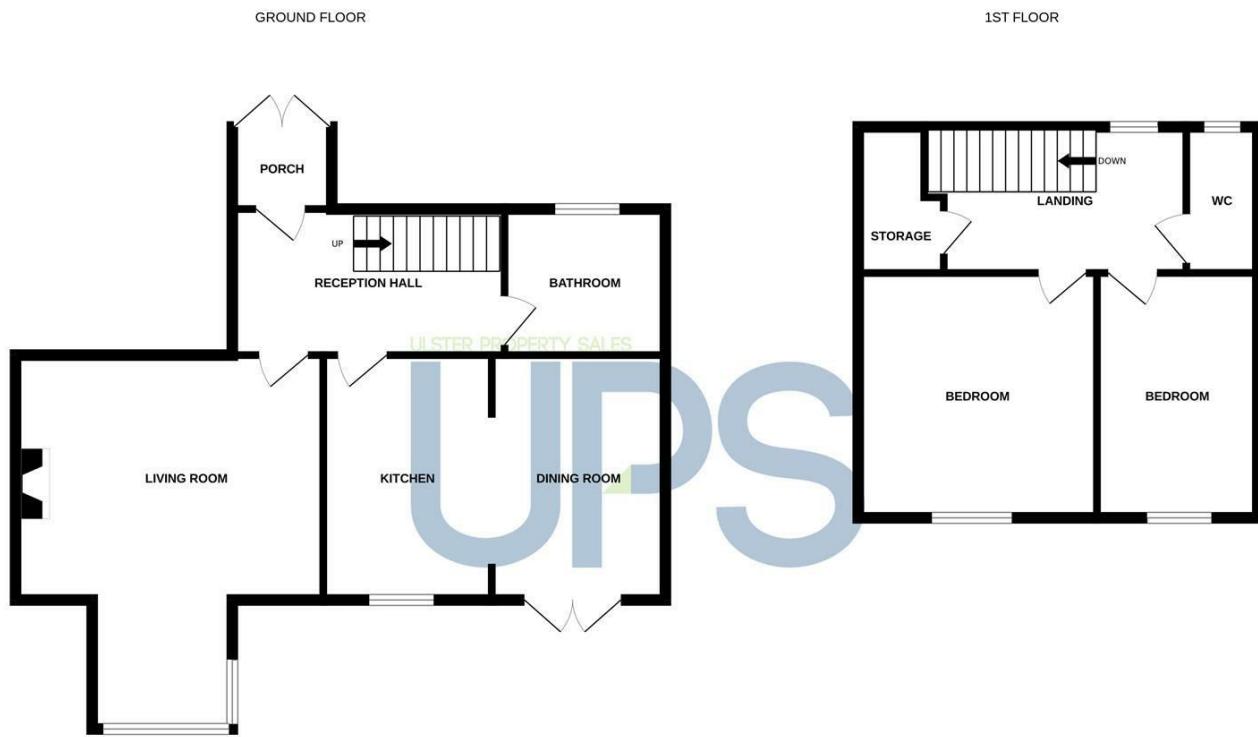
Low flush W.C, wash hand basin with storage below.

OUTSIDE



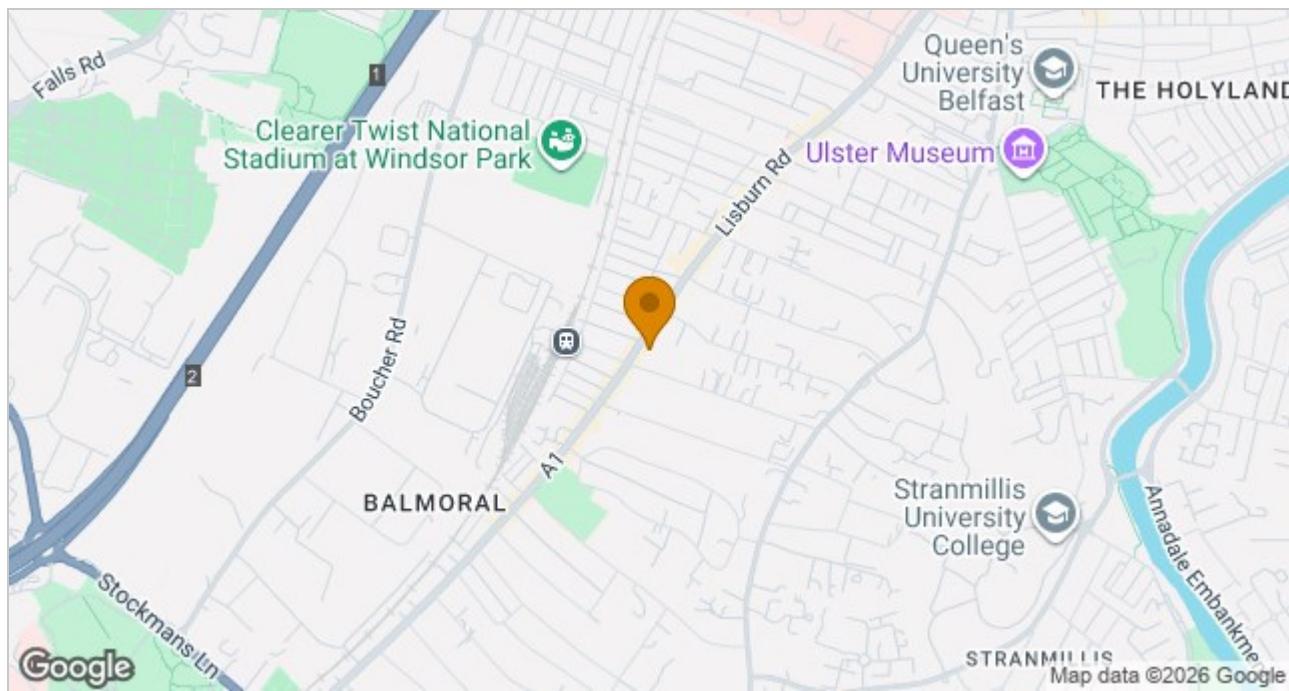
Patio garden and residents parking to front.

Floor Plan



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.
Made with Metropix ©2026

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark