

ULSTER PROPERTY SALES

UPS

**ANDERSONSTOWN BRANCH**

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**APARTMENT 5, 1C  
MAYFIELD SQUARE, BLACKS**

**OFFERS OVER £149,950**

A unique opportunity to acquire a beautiful well maintained and presented second floor corner positioned apartment within this highly regarded development off the increasingly popular Blacks Road. Two good bright comfortable double bedrooms. Principal bedroom with built-in mirrored slide robes. Feature lounge with picture windows open plan to luxury fitted kitchen with casual dining area. White bathroom suite. Upvc double glazed windows. Gas fired central heating system. Enclosed gated car-parking with remote access. Good fresh presentation. Excellent first time buy. As well as being energy efficient, the apartment is convenient to the motorway network, Blacks Road Park and Ride, and all of the amenities on the Upper Lisburn Road, as well as an abundance of amenities in Andersonstown, to include great leisure facilities, golf courses, and beautiful parklands, not to mention Colin Glen, Ireland's leading adventure park. Chain free / Immediate possession. Well worth a visit.



## Key Features

- Beautiful well maintained and presented second floor corner positioned apartment within this highly regarded development
- Principal bedroom with built-in mirrored slide robes.
- White bathroom suite.
- Gas fired central heating system.
- Fantastic first time buy.
- Two good bright comfortable double bedrooms.
- Feature lounge with picture windows, open plan to luxury fitted kitchen with casual dining area.
- Upvc double glazed windows.
- Enclosed gated car-parking with automated access.
- Chain free / immediate possession.



### ENTRANCE

Communal entrance hall, stairs to;

### SECOND FLOOR

Corner unit.

### ENTRANCE HALL

Wooden effect stripped floor. Utility cupboard, plumbed for washing machine, gas boiler.

### LIVING ROOM

15'4 x 13'11

Wooden effect stripped floor, feature windows, open plan to;

### LUXURY FITTED KITCHEN

14'5 x 10'3

Range of high and low level units, Formica work surfaces, 4 ring hob, under-oven. overhead extractor, tiling, feature sink unit, built-in fridge/freezer.

### PRINCIPLE BEDROOM 1

12'3 x 11'8

Built-in mirrored slide robes.

### BEDROOM 2

11'4 x 8'4

### LUXURY WHITE

### BATHROOM SUITE

Paneled bath, thermostatically controlled shower unit, wash hand basin, low flush w.c, tiling , feature flooring.

### OUTSIDE

Enclosed secure car-parking with automated access / separate pedestrian gate.

UPS











Apartment 5, 1c, Mayfield Square, BELFAST, BT10 0QT



Total Area: 59.3 m<sup>2</sup> ... 638 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 9060 5200.

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.

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.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

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