

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**38 MAYFIELD SQUARE,  
BLACKS ROAD, BELFAST,**

**OFFERS AROUND £249,950**

A fantastic opportunity to acquire a substantial beautifully maintained and presented family town house that offers exceptional well appointed living space while also enjoying a prominent bright south facing site within this highly regarded and well established residential development off Black's Road. This impressive home enjoys outstanding convenience to leading Schools, shops, transport links, and excellent connectivity to arterial routes with the motorway network all close by. Four generous double bedrooms. Principal bedroom ensuite luxury shower room. One large reception room. Newly Installed luxury fitted kitchen open to a casual dining area with feature double patio doors. Downstairs cloakroom / storage. Upvc double glazed and gas fired central heating. Externally, the property benefits from off street car parking and a private south facing enclosed landscaped rear garden. This is a substantial family home in an established and popular location, early viewing is strongly advised. Chain Free.



## Key Features

- A fantastic opportunity to acquire a substantial beautifully maintained and presented family town house
- Principal bedroom with luxury ensuite shower room.
- Newly installed luxury fitted kitchen open to a casual dining area with double patio doors.
- Gas fired central heating system.
- Good presentation.
- Four good bright well appointed double bedrooms.
- One generous reception room.
- Luxury white bathroom suite / Upvc double glazed windows.
- Private and secure south facing rear garden.
- Well worth a visit.



### GROUND FLOOR

Upvc double glazed entrance door.

#### ENTRANCE HALL

Feature flooring.

#### DOWNSTAIRS CLOAKROOM

Storage.

#### LOUNGE

19'4 x 11'9

Feature flooring.

#### NEWLY INSTALLED LUXURY KITCHEN / DINING AREA

19'1 x 11'9

Newly installed range of high and low level units, feature work surface, 4 ring hob, under oven, overhead extractor hood, tiling, gas boiler, casual dining area, double patio doors / garden access.

### FIRST FLOOR

#### PRINCIPAL BEDROOM 1

16'6 x 11'6

#### LUXURY ENSUITE SHOWER ROOM

Feature shower cubicle, wash hand basin, w.c, heated towel rail.

#### BEDROOM 2

15'9 x 10'9

#### BEDROOM 3

8'9 x 8'6

#### BEDROOM 4

9'9 x 8'6

#### WHITE BATHROOM SUITE

Feature white bathroom suite with paneled bath, hand shower, shower screen, wash hand basin, low flush w.c.

#### OUTSIDE

South facing private and secure rear garden, feature paving and fencing, car parking to front.











38, Mayfield Square, Belfast, BT10 0QR



Ground Floor



First Floor

Total Area: 108.1 m<sup>2</sup> ... 1163 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) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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