



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 1, 3 LEWIS MEWS, BELFAST,
BT4 1FY**

OFFERS AROUND £149,950



A beautifully presented ground floor apartment located in the sought-after area of Lewis Mews, Belfast. This bright and attractive flat offers a perfect blend of comfort and convenience, making it an ideal choice for a variety of purchasers.

Upon entering, you will find a spacious open plan kitchen and living room, and also grants access to a lovely garden, with lawn and a patio area and private to this apartment, perfect for enjoying the outdoors. The apartment features two generously sized bedrooms and a family bathroom with fully tiled walls and offers double glazed windows and gas heating.



Outside the property further benefits from a large car park and is situated in a popular neighbourhood, with a variety of shops and convenient road networks

This property is a fantastic opportunity for first-time buyers, young professionals, or those looking to downsize. An internal viewing is essential to fully appreciate all that this apartment has to offer.



Key Features

- Beautifully Presented Ground Floor Apartment In A Popular Area
- Spacious Open Plan Kitchen And Living Area With Access To The Garden
- Two Generously Sized Bedrooms Providing Ample Accommodation
- Private Garden With Lawn And Patio Area
- Large Residents Car Park Offering Plenty Of Parking Space
- Ideal Opportunity For First Time Buyers And Young Professionals
- Convenient Location Close To A Wide Range Of Amenities
- Viewing Highly Recommended To Appreciate All That This Apartment Has To Offer



Accommodation Comprises

Communal Entrance Hall

Intercom to apartment.

Entrance Hall

Tiled flooring. Storage cupboard.

Kitchen/Living Room

20'5 x 13'4

Living Room

13'4 x 12'7

Laminated strip wood flooring. PVC doors to garden. Open to:

Kitchen

11'0 x 7'6

Range of high and low level units, stainless steel oven and ceramic hob, part tiled walls, laminated strip wood flooring, gas boiler.

Bedroom 1

14'9 x 13'3

En-Suite

Comprising corner shower cubicle, low flush WC and pedestal wash hand basin. Gas boiler.

Bedroom 2

12'3 x 7'4

Bathroom

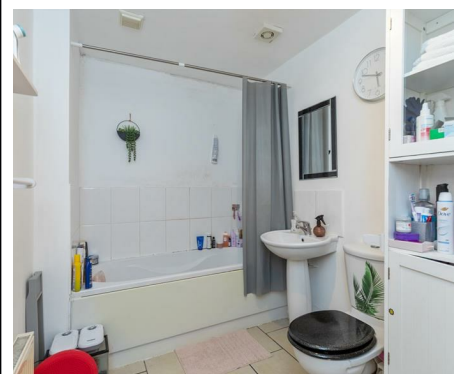
White suite comprising panelled bath with handheld shower, pedestal wash hand basin and low flush WC. Part tiled walls.

Outside

Enclosed patio to rear with lawn.

Additional Information

Oak Property Management Company
- Management Fee approximately
£100 per month.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	78	79
	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.

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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