



16 Mornington Place, Annadale Avenue, Belfast, BT7 3LD

Asking Price £420,000

16 Mornington Place is perfectly positioned to capture the convenience of both the Ormeau Road and Stranmillis Village. Both locations pride themselves on the array of independent shops, cafes and smart eateries. Commuter access to Belfast City Centre, a mere two miles away, is extremely convenient via the Ormeau Road or by the Lagan Tow Path. This is an ideal location for families wishing to position themselves within the catchment of a wide range of leading primary and secondary schools. Complimenting this are a variety of local recreational facilities to cater for all, including, Ormeau Park, the Ozone, Let's Go Hydro, Ormeau and Belvoir Park Golf Clubs and Cherryvale Playing Fields. The accommodation comprises a superb living room on the ground floor, potential for 4th bedroom, downstairs w/c utility room and access to the integral garage.

On the first floor there is modern fitted kitchen open to dining, main lounge with wood burning stove and a w/c to serve this level.

On the top floor there are three bedrooms master with en-suite and contemporary white bathroom suite.

Outside this property offers superb space with double driveway to the front leading to the integral garage and enclosed area to side as well as a lovely well maintained rear garden area.

This is a fantastic home in a great location.

- Double Fronted Semi Detached Home
- Two Large Reception Rooms
- W/C On Each Level
- Gas Heating / Double Glazing
- Integral Garage & Utility Room
- Three Bedrooms Master With En-Suite
- Superb Kitchen / Dining
- White Bathroom Suite
- Driveway With Ample Parking
- Excellent Gardens To Side & Rear

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		70	70
EU Directive 2002/91/EC			

The Accommodation Comprises



Panelled front door with fan light to entrance porch.
Oak Flooring.

Entrance Hall

Inner door to hallway, Oak flooring.
Access is provided to Integral Garage

Cloak Room w/c



Downstairs w/c and sink unit.
Oak flooring.

Living Room 19'7 x 11'8 (5.97m x 3.56m)



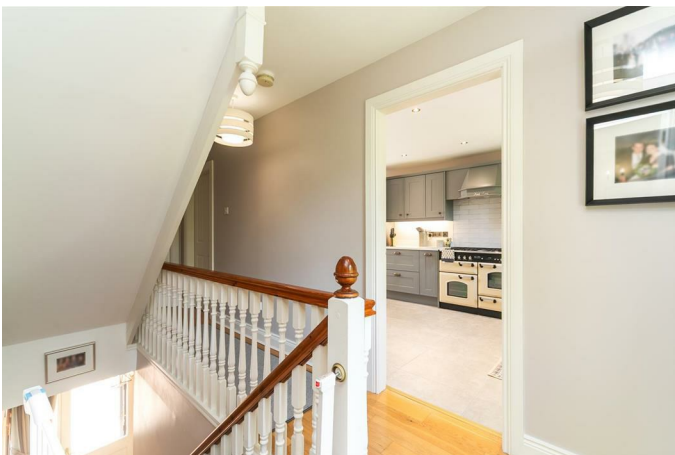
Fireplace housing coal effect gas fire.
Oak flooring.
Upvc patio doors providing direct access to rear patio and garden.

Utility Room



Access to utility is via the integral garage.
Range of units, stainless steel sink unit.

First Floor



Shaker Style Kitchen/Dining 19'7 x 10'0 (5.97m x 3.05m)



Full range of high and low level units, Quartz worktops, integrated fridge freezer dishwasher, Range Master cooker. overhead extractor canopy. Spotlights. Belfast sink unit with mixer taps. Tiled floor.

Lounge 19'3 x 11'9 (5.87m x 3.58m)



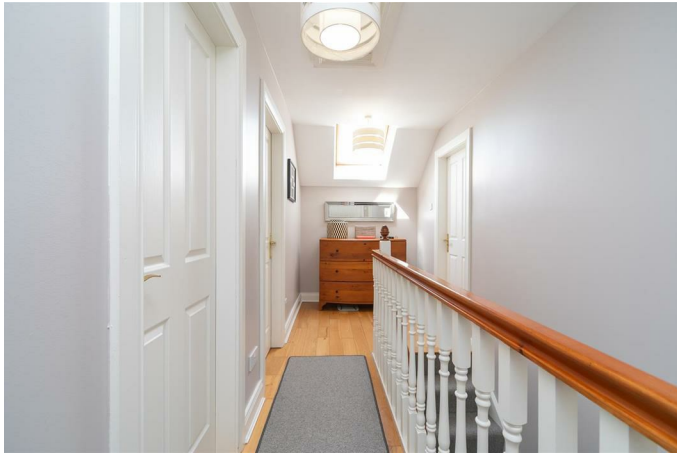
Cast iron fireplace with wooden surround housing an open fire. Oak flooring.

W.C



Sink unit. Low flush w.c Tiled flooring.

2nd Floor



Master Bedroom 11'7 x 11'7 (3.53m x 3.53m)



Solid oak flooring.

Ensuite



Comprising shower cubicle with shower attachment with chrome shower unit, wash hand basin with storage below, low flush w.c
Spot-lights.

Bedroom Three 9'9 x 8'7 (2.97m x 2.62m)



Solid oak flooring

White Bathroom Suite



Comprising panelled bath with mixer taps and chrome shower unit above, wash hand with mixer taps, low flush w.c Part tiled walls. tiled flooring. Spot-lights.

Bedroom Two 10'9 x 9'9 (3.28m x 2.97m)



Solid oak flooring

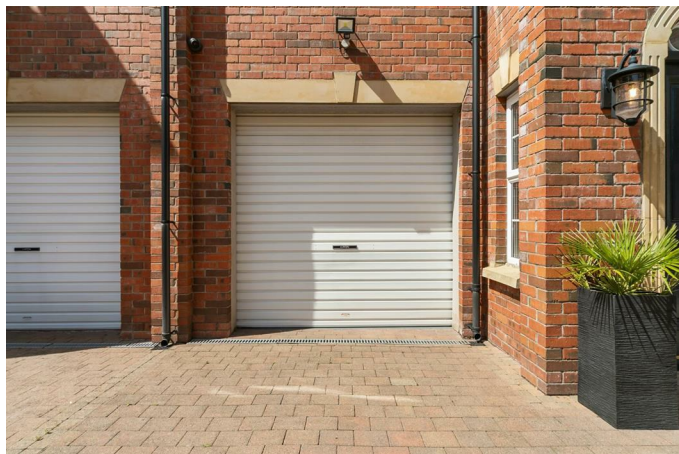
Landing

Double built in storage. Oak flooring. Access to the roof space.

Integral Garage 19'5 x 10'2 (5.92m x 3.10m)

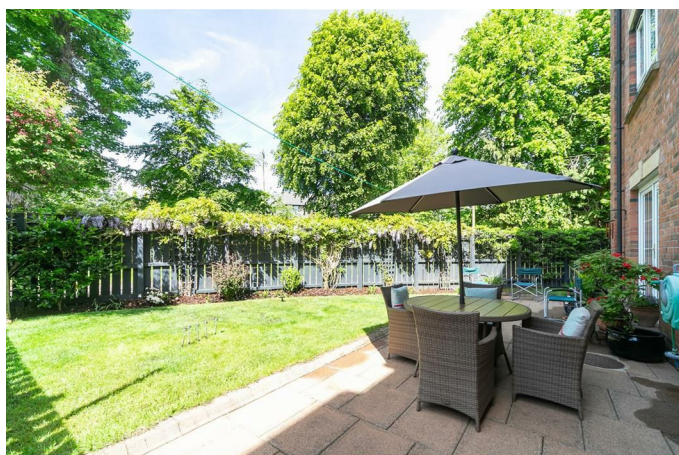
Electric roller door. Light and power, housing gas boiler.

Outside Front



Double driveway with parking.

Outside Rear

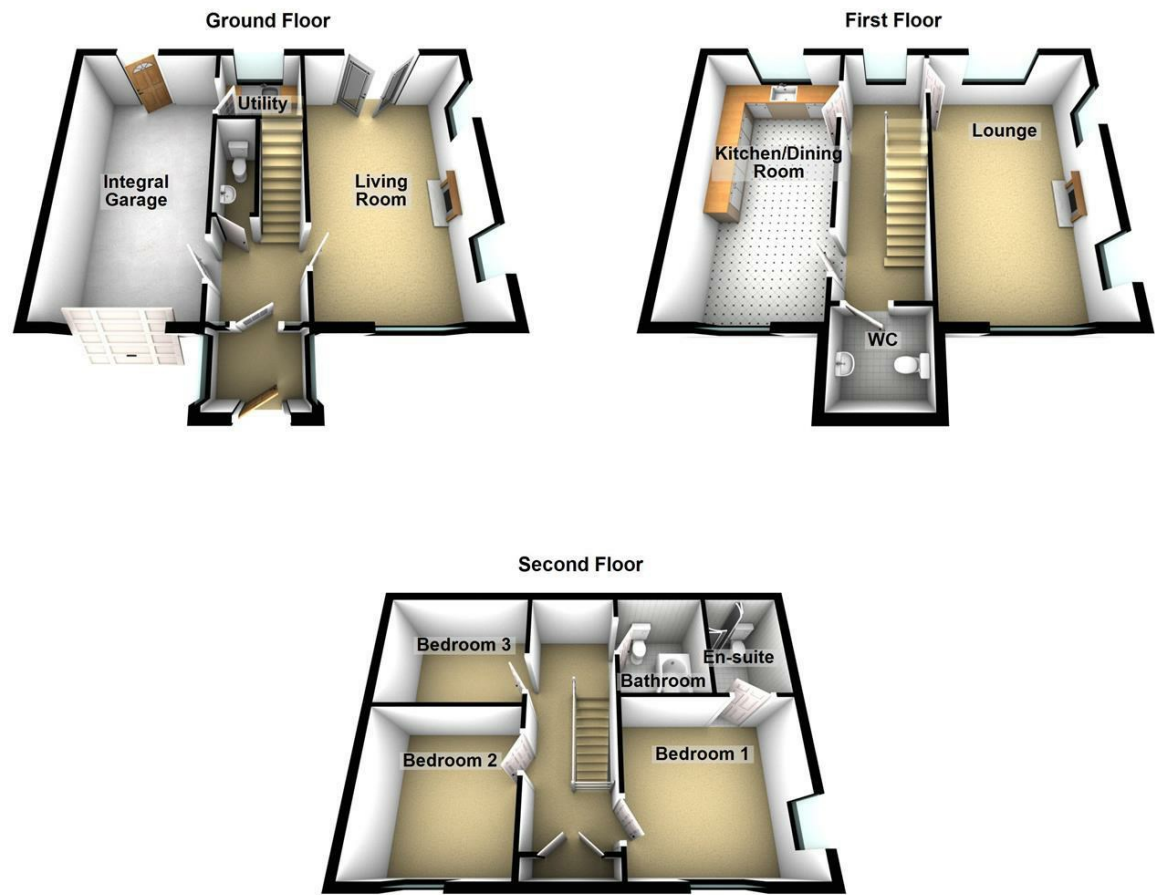


Garden to the rear and side laid in lawn. Storage shed.

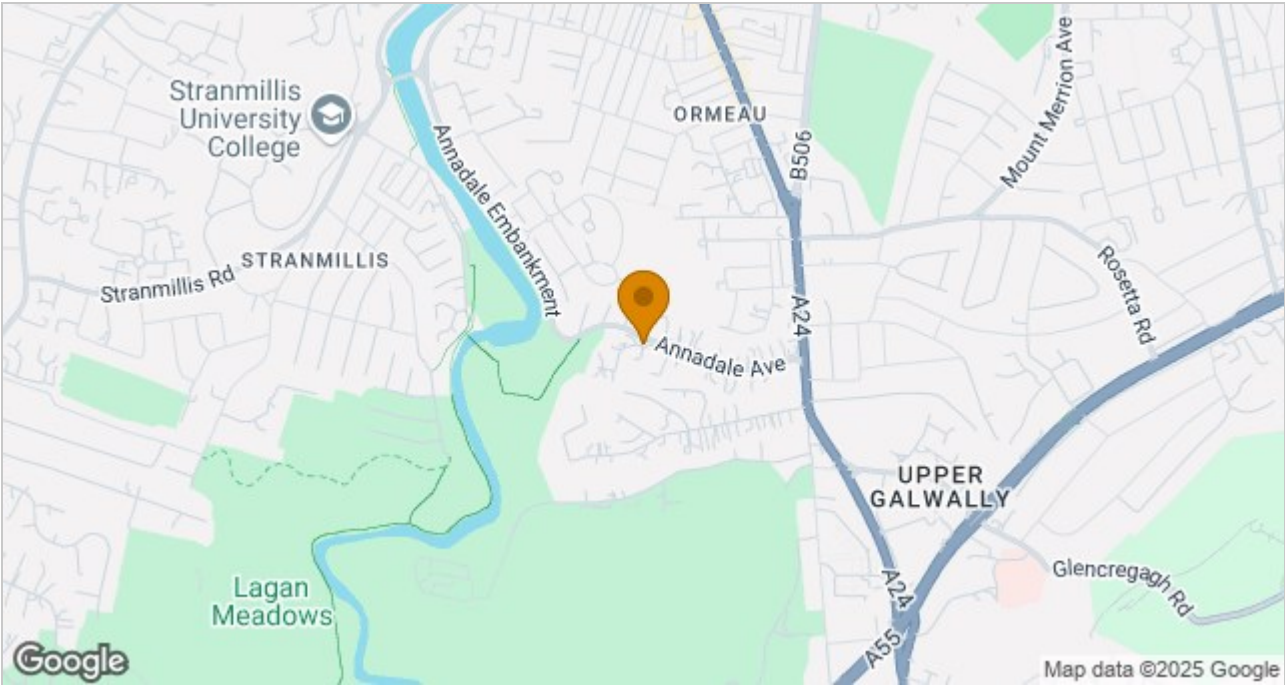




Floor Plan



Area Map



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