



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

Asking Price £429,950

17 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, there 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 and utility room.

On the first floor there is modern fitted kitchen open to dining, main lounge with coal effect gas fire and a w/c to serve this level.

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

Outside this property offers superb space with double driveway (wired for electric car charging point) 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 (one of which could be utilised as a Bedroom 4 If Required)
- 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			
EU Directive 2002/91/EC			



Entrance



Hardwood front door with fan light to entrance porch. Decorative tiled floor. Leading to entrance hall. Engineered wooden flooring. Access to Integral garage which in turn leads to utility room.

Down-stairs w.c



Sink unit. Low flush w.c Wooden flooring

Lounge / Possible Bedroom 4 19'7 11'8 (5.97m 3.56m)



Lime stone fireplace with granite hearth housing wood burning effect gas stove. Engineered wooden flooring. Pvc patio doors to garden.

Utility Area



Range of units. Plumbed for washing machine.

First Floor

Kitchen / Dining 20'4 x 9'9 (6.20m x 2.97m)



Shaker style fitted kitchen with granite worktops, concealed lighting, built in hob and oven, stainless steel overhead extractor fan, single drainer stainless steel 1/4 sink unit with mixer taps. integrated dishwasher and fridge freezer.

Lounge 19'7 x 11'7 (5.97m x 3.53m)



Stone fireplace housing glass fronted coal effect gas fire. Engineered wooden flooring.

W.c

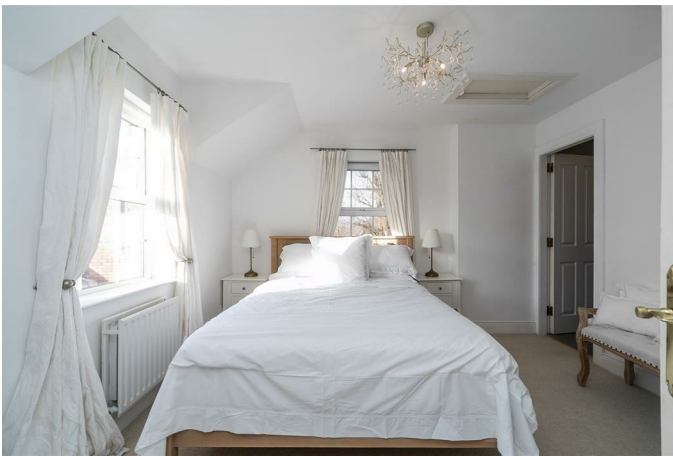


Sink unit. Low flush w.c

Second Floor



Bedroom One 11'7 x 11'6 (3.53m x 3.51m)



En-Suite



Comprising corner shower cubicle with wall mounted drench head shower, wash hand basin with mixer taps and illuminated vanity mirror, hidden cistern w/c, spotlights, tiled walls,

Bedroom Two 10'7 x 10'0 (3.23m x 3.05m)



Bedroom Three 10'1 x 8'6 (3.07m x 2.59m)



White Bathroom Suite

Comprising panelled bath with mixer taps and chrome shower unit above with drench head and hand shower attachment, wash hand basin, vanity mirror above, low flush w/c, part tiled walls. heated chrome towel rail.

Landing

Built-in storage

Outside Front

Double driveway with ample parking to front. Wired for electric car charging point.

Integral Garage 19'8 x 10'0 (5.99m x 3.05m)

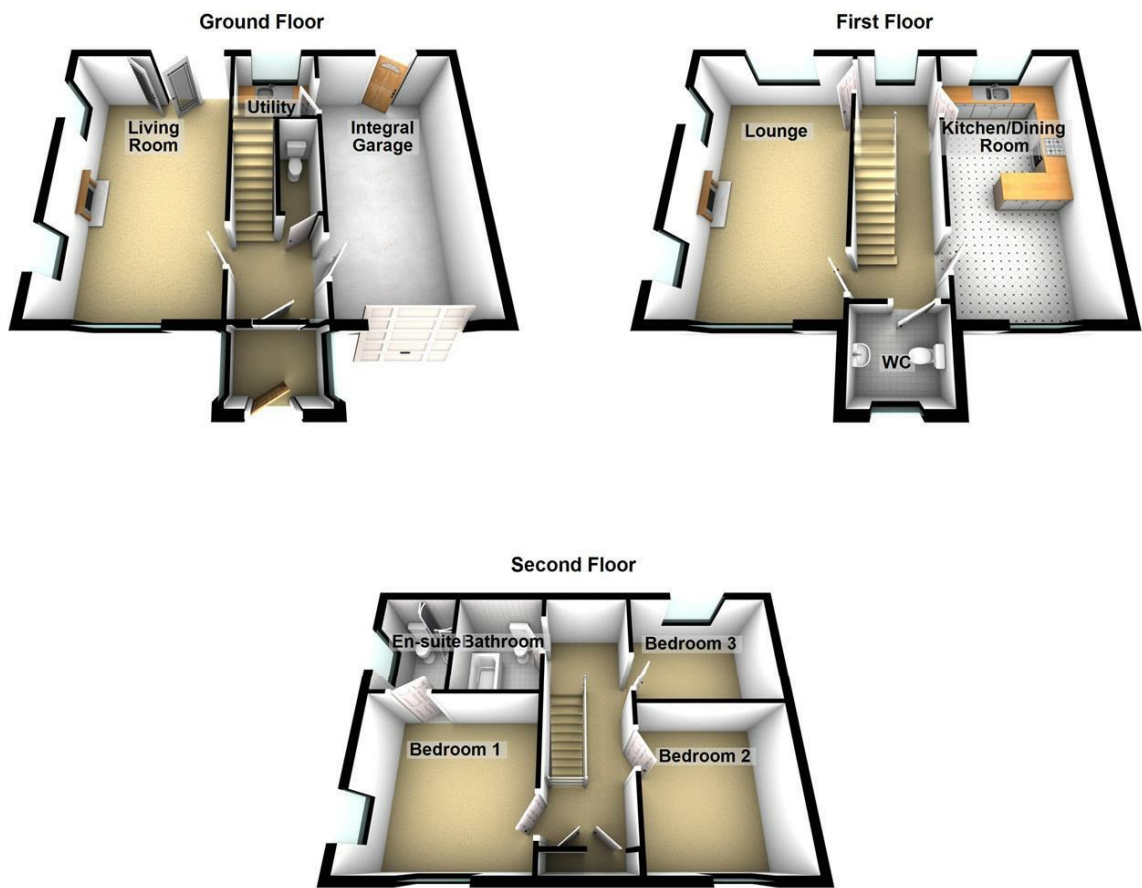
Roller door. Gas boiler.

Access to utility room.

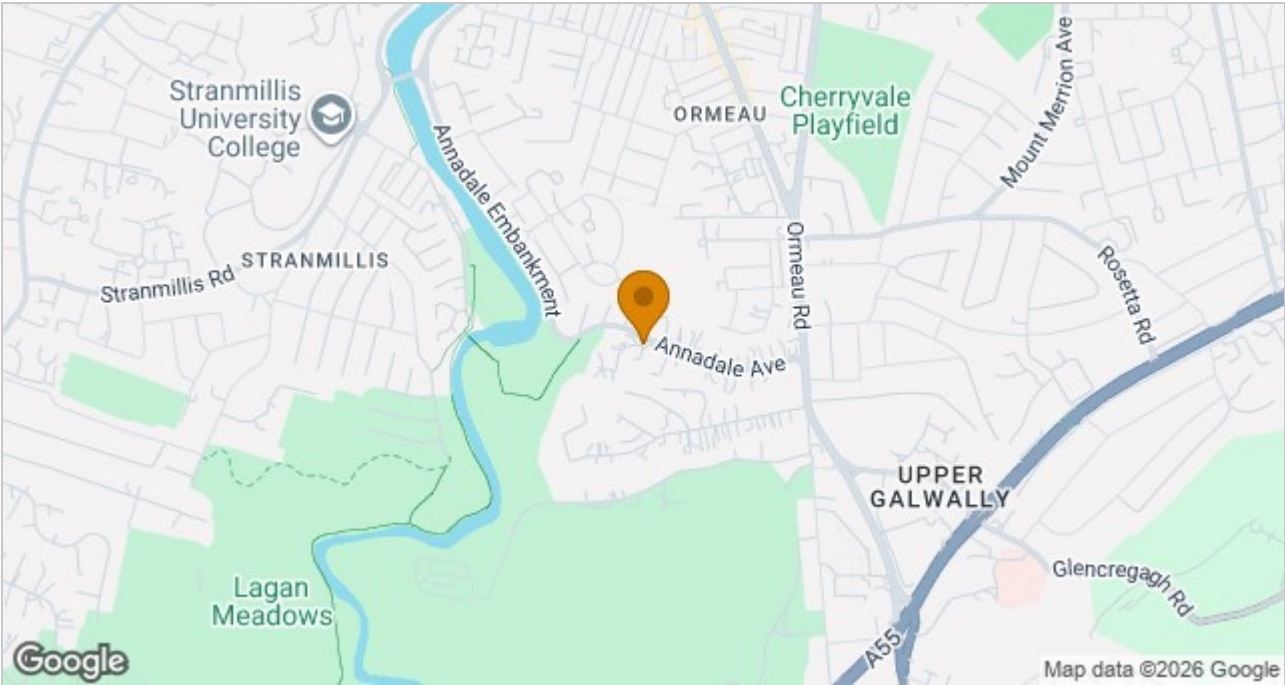
Outside Side & Rear

Enclosed side and rear gardens laid in lawns, bordered by timber fencing.

Floor Plan



Area Map



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