



31 Upper Courtyard, Annadale Avenue, Belfast, BT7 3LJ

Asking Price £279,950

Situated near Queens University, this townhouse offers convenience for young professionals or academics looking for a comfortable and stylish home. It is in close proximity to the Lagan Tow Path which leads to the city centre providing easy access to all the amenities and attractions Belfast has to offer.

In the vibrant neighbourhood's of Stranmillis and Ormeau, you'll find an array of shops, cafes, and restaurants that are only a few minutes walk away. Whether you're looking for a relaxing cup of coffee or a delicious meal, you'll be spoilt for choice in this lively area.

Internally the property comprises kitchen / dining, bedroom three, shower suite and integral garage on the ground floor, while on the first floor there area a further two bedrooms, lounge dining with balcony over looking the communal green space and white bathroom suite with separate shower cubicle.

Outside this home benefits from a driveway with ample parking, leading to integral garage and enclosed southerly facing rear garden laid in lawns.

- Modern Town House
- Fitted Kitchen / Dining
- Spacious Lounge / Dining On First Floor
- White Bathroom Suite
- Driveway Leading To Integral Garage
- Three Bedrooms
- Downstairs Shower Suite
- Balcony From Lounge
- Gas Heating/Double Glazed
- Enclosed Rear Garden

Energy Efficiency Rating		Current	Potential
(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			
		70	77
Northern Ireland			
		EU Directive 2002/91/EC	

The Accommodation Comprises



Hard wood front door with glazed side panel to entrance hall, laminate flooring.

Fitted Kitchen / Dining 18'1 x 10'4 (5.51m x 3.15m)



Excellent range of high and low level built-in units, granite work surfaces, built-in 4 ring gas hob with under oven and extractor fan. Stainless steel sink unit with mixer taps. Integrated fridge freezer and washing machine. Tiled floor to kitchen area and laminate flooring to living /dining area. Double glass panelled doors to garden. Access to integral garage.

Bedroom Three 8'7 x 8'5 (2.62m x 2.57m)



Built-in storage

Shower Suite



Comprising walk-in shower cubicle with shower unit, wash hand basin, low flush w/c, part tiled walls, tiled floor.

First Floor



Lounge / Dining 19'4 x 13'7 (5.89m x 4.14m)



At widest points.

Cast iron fire place with wooden surround housing coal effect gas fire, laminate flooring. Access via sliding glazed doors to balcony overlooking communal green space in front of the property.

Balcony



Lovely view over green space.

Bedroom One 10'4 x 10'3 (3.15m x 3.12m)



Bedroom Two 8'8 x 8'7 (2.64m x 2.62m)



White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, large walk in shower cubicle Aqualisa shower unit, wash hand basin with mixer taps, low flush w/c. Part tiled walls, tiled floor.

Landing

Access to roof space

Outside Front

Driveway with ample parking to the front.

Integral Garage 20'2 x 10'0 (6.15m x 3.05m)

Up and over door light and power. New Worcester Gas boiler

Outside Rear



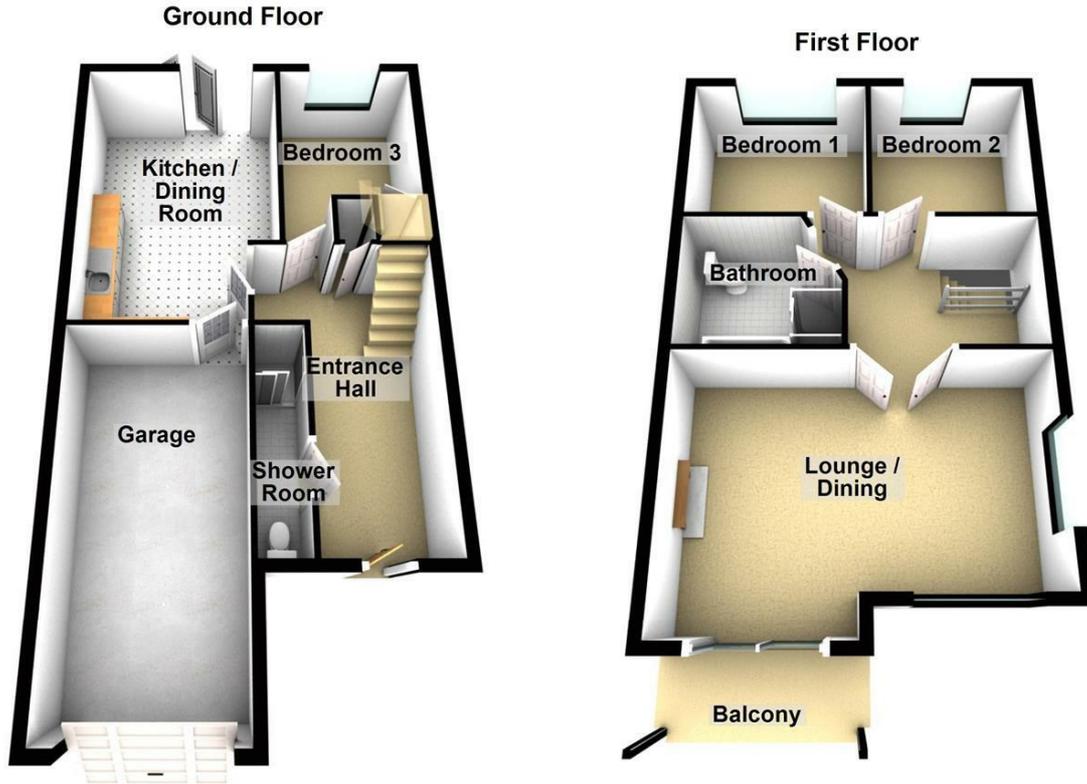
Enclosed patio and garden laid in lawns to the rear.

Communal Green Space

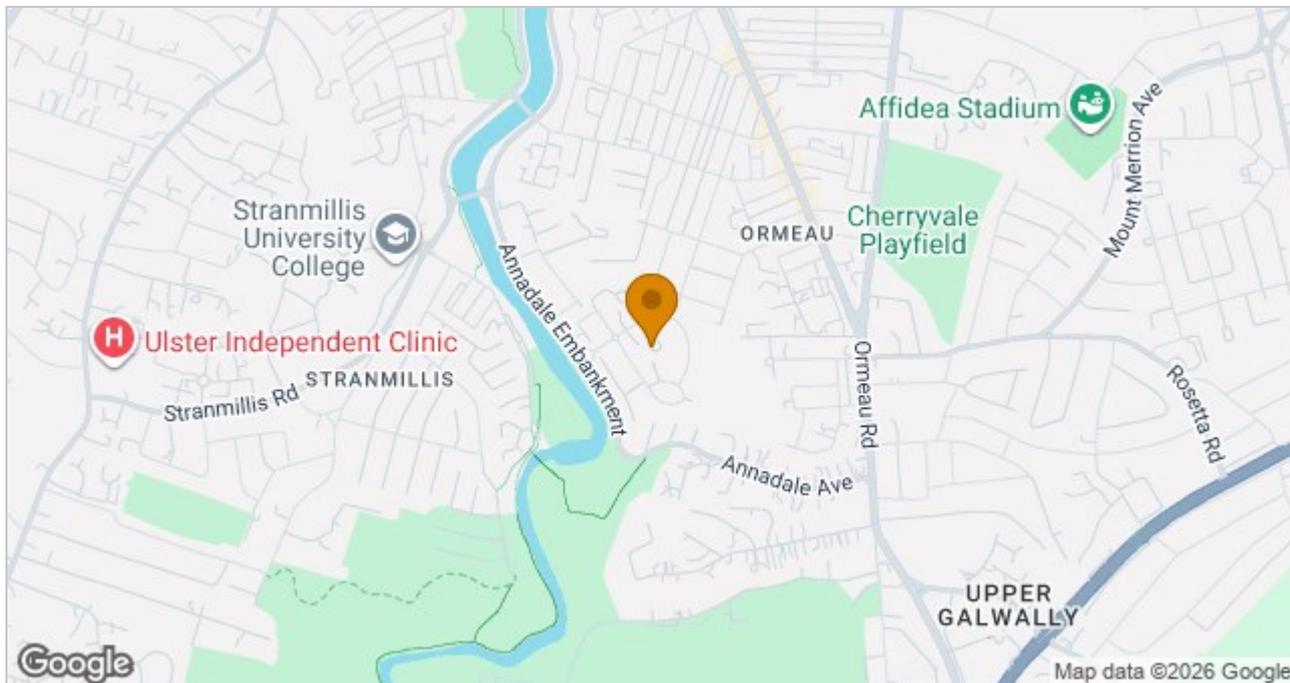


Open green space with range of plants trees and shrubs.

Floor Plan



Area Map



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