



Fantastic end townhouse that offers modern and spacious accommodation throughout. Situated in a highly desirable location close to Ormeau, Stranmillis and Belfast City Centre. Internally the property consists of a bright living and dining room, leading to a well equipped kitchen with generous storage and integrated appliances.

Upstairs, divided between two floor are four well-proportioned bedrooms; Principal with ensuite shower room to compliment the contemporary family bathrooms. Additional features include a downstairs WC, gas heating, double glazing throughout, enclosed rear garden with recently paved patio area and utility room plumbed for washing machine.

To the front is ample driveway parking. Recent sales have proven to be extremely popular, therefore early viewing is highly recommended.

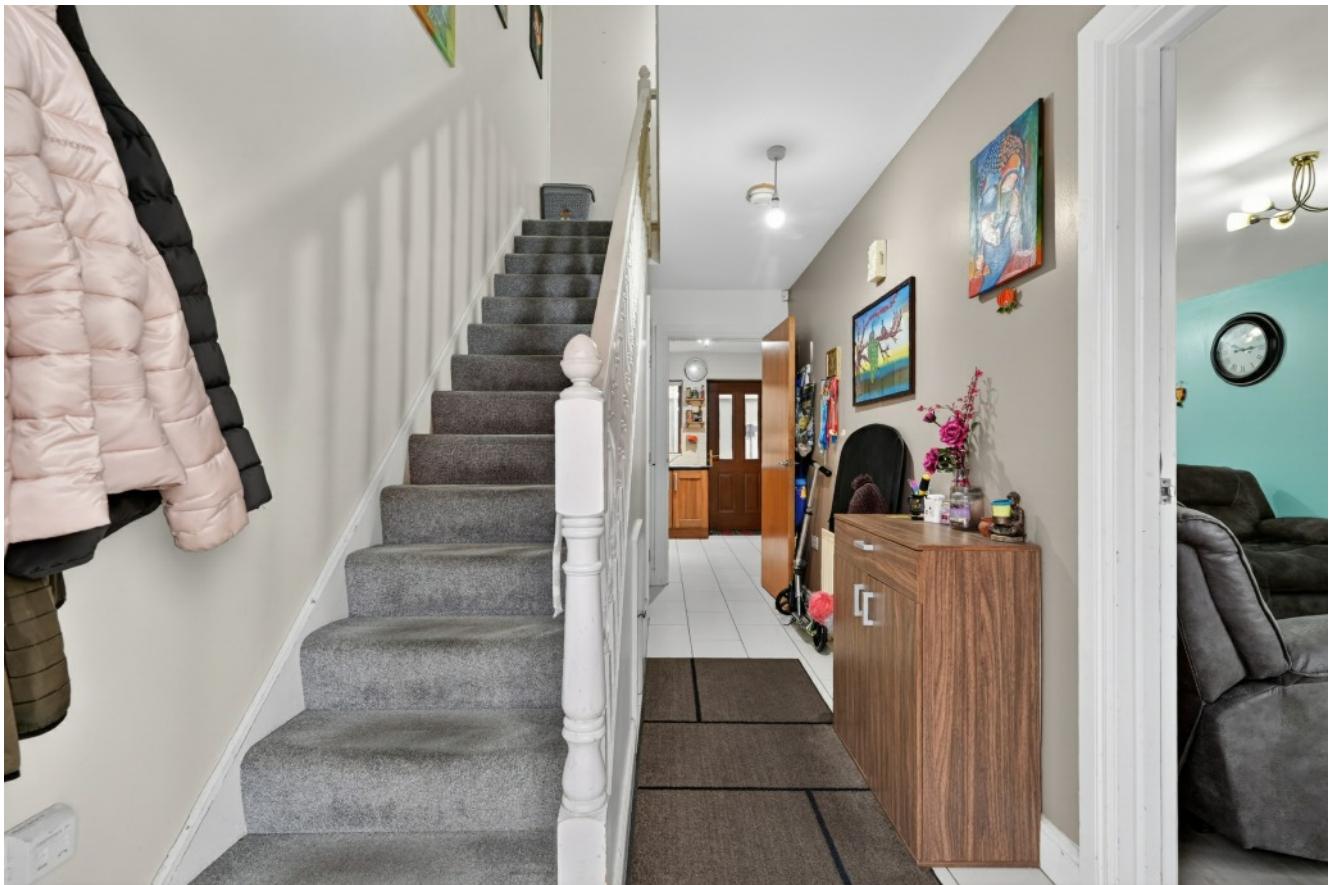
**Offers Over  
£275,000**

1 Annadale Square,  
Annadale Avenue,  
BELFAST,  
BT7 3LT

**Viewing by  
appointment  
through agent  
028 9066 3030**



- Excellent end townhouse in an highly sought after location just off Annadale Embankment
- Bright living room with dining area and feature gas fire
- Modern fully fitted kitchen with integrated appliances
- Downstairs WC
- Four well-proportioned bedrooms; Principal with ensuite shower room
- Contemporary family bathroom
- Gas heating/Double glazing throughout
- Enclosed rear garden with raised patio area and utility room plumbed for washing machine
- Driveway parking to the front
- Early viewing highly recommended



The Property Comprises:

Ground Floor

HALLWAY: Hardwood front door, tiled flooring.

LIVING/DINING ROOM: 25' 4" x 11' 4" (7.72m x 3.45m) Laminate wood effect flooring, gas fire.



KITCHEN: 10' 1" x 9' 4" (3.07m x 2.84m) Range of high and low level units, built-in oven, gas four ring hob and extractor fan, integrated fridge/freezer, dishwasher and washing machine, stainless steel sink unit with mixer tap, formica work surfaces, part tiled walls, tiled flooring.



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DOWNSTAIRS W.C.: Low flush wc, wall hung wash hand basin, tiled floor, extractor fan.



First Floor

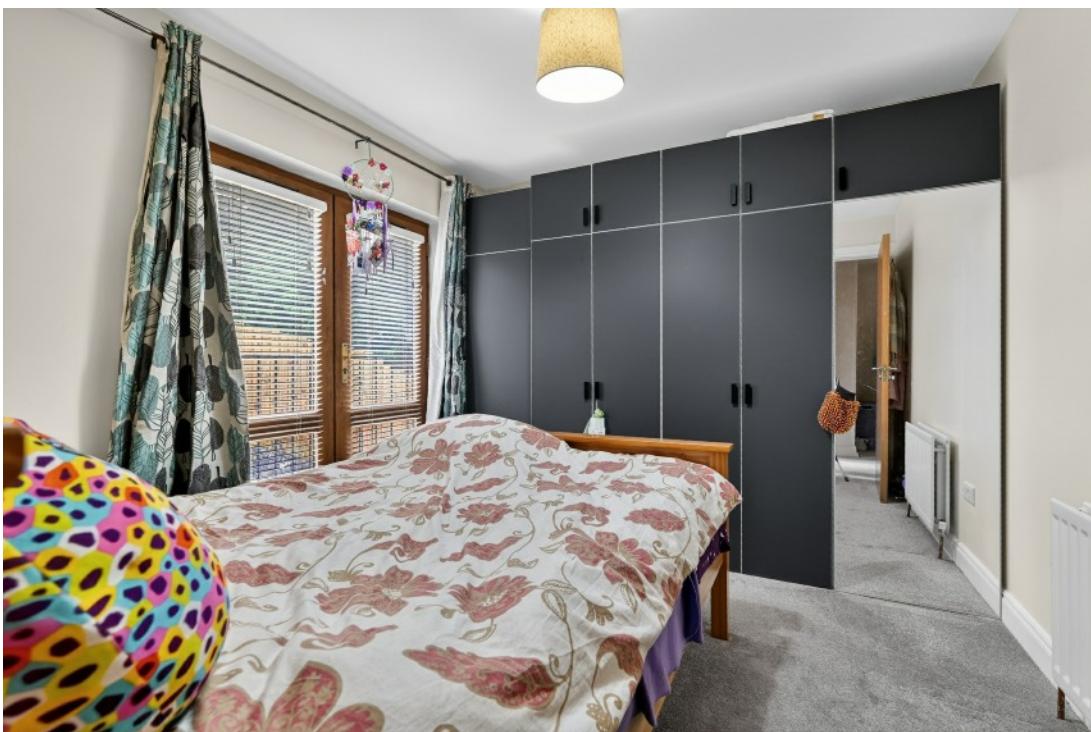
LANDING: Carpeted, built-in storage.

PRINCIPAL BEDROOM: 12' 5" x 11' 4" (3.78m x 3.45m) Carpeted; double doors onto Juliette balcony.

ENSUITE SHOWER ROOM: Low flush wc, wall hung wash hand basin, walk-in shower, tiled flooring, extractor fan.



BEDROOM (2): 10' 9" x 9' 9" (3.28m x 2.97m) Carpeted, double doors onto Juliette balcony.



BATHROOM: Low flush wc, wall hung wash hand basin, corner bath, walk-in shower cubicle, tiled flooring, part tiled walls, extractor fan.



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## Second Floor

LANDING: Storage cupboard with boiler and additional storage in eaves.

BEDROOM (3): 14' 9" x 12' 0" (4.5m x 3.66m) Carpeted, storage in eaves.



BEDROOM (4): 11' 2" x 6' 0" (3.4m x 1.83m) Carpeted, Velux window.



## Outside

Driveway parking to the side.

UTILITY AREA: Plumbed for washing machine, light and power.

ENCLOSED REAR GARDEN: Raised patio area, lawn.



1st Floor

2nd Floor

3rd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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## Location:

Travelling along Annadale Embankment away from the Ormeau Road take 2nd left after Sunnyside Street into Annadale Drive which continues to Annadale Square.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
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