



Deceptively spacious three storey townhouse within a consistently popular development occupying an extremely convenient location close to the many amenities in the area including those in Stranmillis and on the Ormeau Road with Forestside Complex only a short distance away

Briefly comprising on the ground floor a good sized lounge/fourth bedroom with patio door access to the enclosed rear garden, downstairs WC, utility room and access to integral garage. On the first floor is a bright living room, open plan to modern fitted kitchen with integrated appliances and dining area, ideal for modern day living.

Three bedrooms; Principal with ensuite shower to compliment the contemporary family bathroom are on the second floor. Additional features include gas heating, double glazing throughout, beam vacuum system, enclosed rear garden with paved patio area and driveway parking to the front.

Within an area of high demand and requiring very little to do but move in and enjoy, we recommend a viewing at your earliest convenience.

Offers Over
£335,000

3 Mornington Park,
Annadale Avenue,
BELFAST,
BT7 3LY

Viewing by
appointment
through agent
028 9066 3030



- Excellent Mid-Townhouse Situated in a Highly Sought After Location just off Annadale Avenue
- Lounge/Fourth Bedroom with Patio Door Access onto Enclosed Rear Garden
- Bright Living Room, Open Plan to a Modern Fitted Kitchen with Island Unit and Integrated Appliances
- Three Bedrooms on the Second Floor; Principal with Ensuite Shower Room
- Contemporay Family Bathroom
- Downstairs WC and Fully Fitted Utility Room
- Integral Garage with Electric Door
- Beam Vacumm System/ Gas Heating/ Double Glazing Throughout
- Driveway Parking to The Front
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Hardwood front door to . . .

HALLWAY:



LOUNGE/BEDROOM (4): 10' 8" x 10' 4" (3.25m x 3.15m) Ceramic tiled floor, patio door access to enclosed rear garden, recessed lighting.



UTILITY ROOM: Range of high and low level units, stainless steel sink with mixer tap, plumbed for washing machine, gas fired boiler cupboard, access to enclosed rear garden.



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

First Floor

LIVING ROOM OPEN PLAN TO KITCHEN/DINING: 29' 8" x 17' 6" (9.04m x 5.33m) Range of high gloss units, built-in oven, five ring gas hob, stainless steel extractor hood, integrated fridge freezer and dishwasher, island with stainless steel sink and mixer tap with storage underneath, granite work surfaces, ceramic tiled floor, Juliette balcony.



Second Floor

LANDING: Carpeted, access to roofspace, hotpress cupboard with solar panel system.

BEDROOM (1): 13' 8" x 10' 4" (4.17m x 3.15m) (at widest points). Wood strip flooring, recessed lighting.

ENSUITE SHOWER ROOM: Low flush wc, wash hand basin with vanity unit, walk-in shower cubicle, ceramic tiled floor, recessed lighting.



BEDROOM (2): 11' 5" x 9' 2" (3.48m x 2.79m) Carpeted, recessed lighting.



BEDROOM (3): Carpeted, recessed lighting, Velux window, shelved storage cupboard.



BATHROOM: Low flush wc, wash hand basin, bath with overhead shower, ceramic tiled floor, Velux window, LED mirror, extractor fan.



Outside

ADJOINING GARAGE: 17' 6" x 9' 7" (5.33m x 2.92m) Electric up and over door, Beam vacuum system.

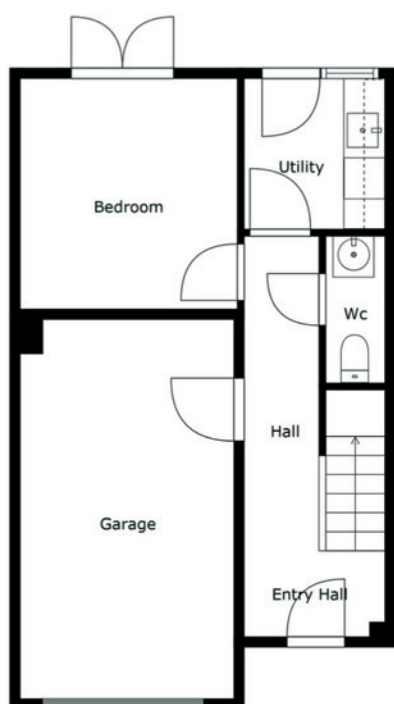
Enclosed rear garden.



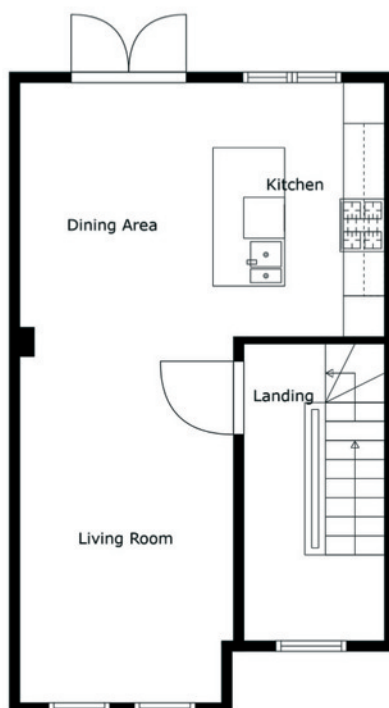
Location:

Off Annadale Avenue and Mornington Avenue on approach to Ormeau road above Rosetta and close to Forestside Shopping Centre.

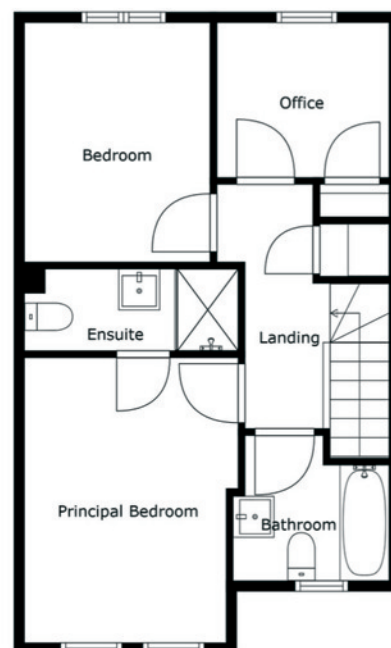
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Floor 1



Floor 2



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

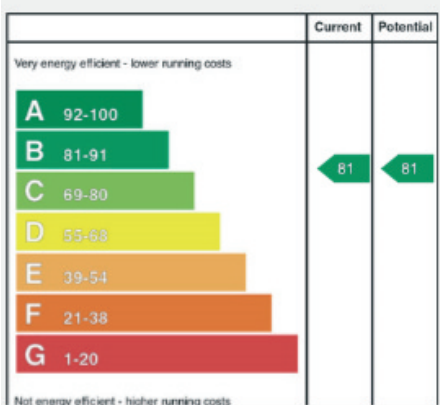
Epc Type: Domestic

Current: B81

Potential: B81

EPC Landmark Code: 9376-0722-6340-8936-4996

[Epc Certificate](#)



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 Lisburn - 028 92 66 1700
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