TEMPLETON ROBINSON

This superb four-bedroom mid-townhouse is arranged over three floors within the impressive Wellington Square development, just off the Stranmillis embankment. It is extremely convenient to the amenities in the area including; Stranmillis, the Ormeau Road, Forestside Shopping Complex and the city centre only a short drive away. The property is well proportioned and is ideal for modern day living comprising; living room, modern fitted kitchen open to casual dining area, four bedrooms (one with ensuite), main bathroom and downstairs shower room.

Externally, the property enjoys a good-sized rear garden, an integral garage, and parking to the front. This substantial family home is expected to generate strong interest.

Offers Over £384,950

2B College Heights,
BELFAST,
BT7 3LG

Viewing by appointment with & through agent
028 9266 3030

- Superbly presented home with bright and flexible accommodation
- High standard of finish throughout
- Ground floor family room (home office or 4th bedroom) with double doors to patio paved courtyard
- Ground floor shower room and first floor bathroom, both with luxurious white suites
- Generous living room with granite fireplace and sliding doors to balcony
- Contemporary kitchen with range of integrated appliances open to ample dining area, with double glazed patio doors to garden
- Three further bright double bedrooms on the 2nd floor, Principal with ensuite Shower Room
- Off street parking leading to attached garage
- uPVC double glazed throughout/ Gas Fired Central Heating
- Extremely convenient to many Amenities in the area, Stranmillis village, Forestside Shopping Complex, Cutter's Wharf, & the city centre, a short drive from Main Arterial Road Network North or South

The Property Comprises:

Ground Floor

HALLWAY: Hardwood front door, ceramic tiled walls.

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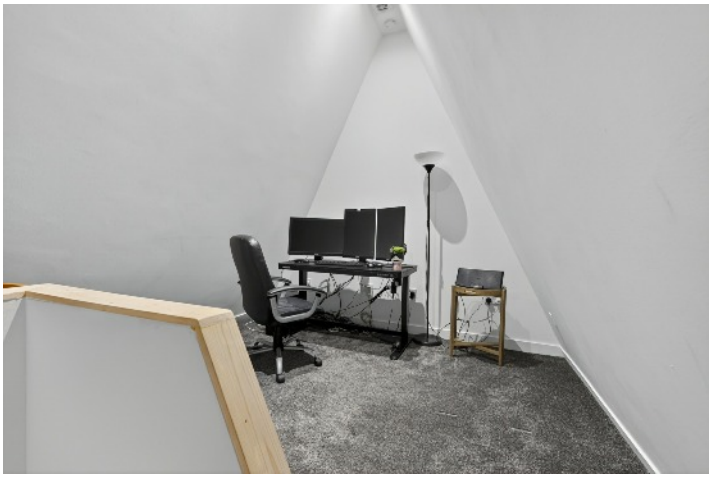
BEDROOM (4)/RECEPTION (2): 15' 8" x 12' 2" (4.78m x 3.71m) Ceramic flooring, built-in storage cupboard, double patio doors onto paved courtyard.

DOWNSTAIRS SHOWER ROOM: Low flush wc, wall hung wash hand basin, walk-in shower with electric Mira shower unit, ceramic tiled flooring, part tiled walls, recessed lighting, extractor fan.
UTILITY ROOM: 12' 1" x 4' 6" (3.68m x 1.37m) Plumbed for washing machine, stainless steel sink with mixer tap, ceramic tiled flooring, part tiled walls.

First Floor

LANDING: Carpeted.



LIVING ROOM: 20' 3" x 15' 5" (6.17m x 4.7m) Feature fireplace with hardwood surround, granite hearth and gas fire, double doors onto balcony with mountain views, laminate wood strip flooring, double doors to:

MODERN KITCHEN/DINING AREA: 20' 7" x 17' 3" (6.27m x 5.26m) Range of high and low level units, built-in oven, gas hob and extractor fan, integrated fridge/freezer and dishwasher, stainless steel sink with mixer tap, granite work surfaces, ceramic tiled floor. Dining area with laminate wood strip flooring, double patio doors onto landscaped rear garden.

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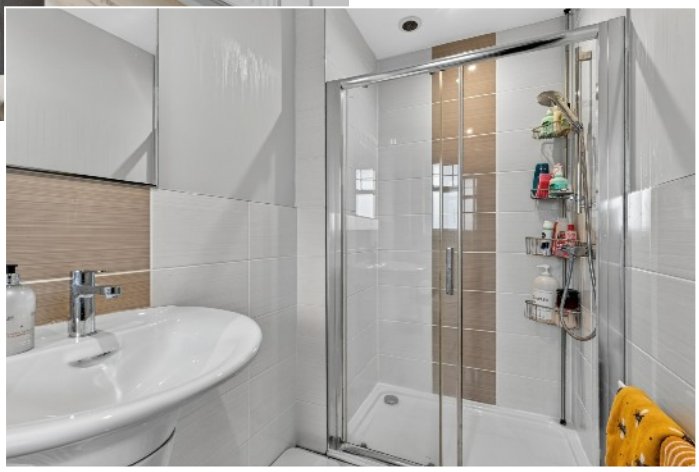
Second Floor

PRINCIPAL BEDROOM: 14' 0" x 12' 4" (4.27m x 3.76m) Laminate wood strip flooring, built-in sliding robes.

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



BEDROOM (2): 15' 3" x 9' 9" (4.65m x 2.97m) Laminate wood strip flooring.

BEDROOM (3): 12' 1" x 9' 8" (3.68m x 2.95m) Lamiante wood strip flooring.

BATHROOM: Low flush wc, wash hand basin, bath with overhead shower, ceramic flooring, part tiled walls, extractor fan.

Outside

ADJOINING GARAGE: 19' 3" x 9' 7" (5.87m x 2.92m) Light and power, roller shutter door.

Enclosed rear garden with paved patio area, raised decking area, maintained lawn and raised borders.

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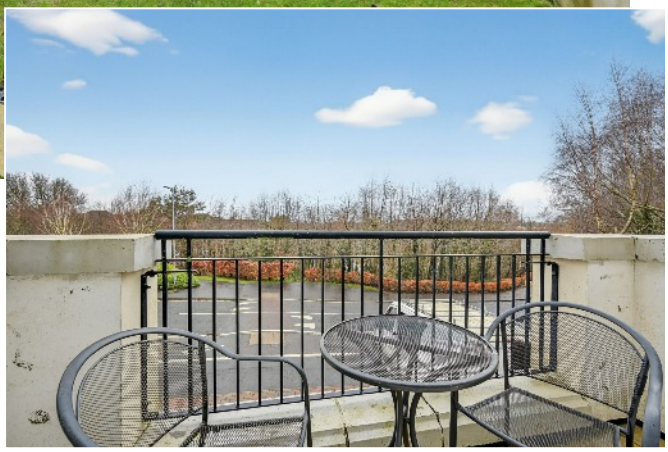

Telephone 028 9266 3030

www.templetonrobinson.com

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Location:

Turning into Wellington Square from Annadale Embankment continue straight on at roundabout and continue uphill to College Heights.

Sizes And Dimensions Are Approximate. Actual May Vary.

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

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The Property Ombudsman