

simon**BRIEN**
RESIDENTIAL

18 Annadale Square,
Belfast, BT7 3LT



Asking Price £205,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented Spacious Townhouse
- Through Lounge/Dining Room With Oak Laminate Wooden Floor, Gas Coal Fire And French Doors To Rear Patio Gardens And Lawn
- Modern Fully Fitted Kitchen With Integrated Appliances
- Three Well Proportioned Bedrooms
- Master With Ensuite Shower Room
- Contemporary Bathroom With White Suite
- Gas Fired Central Heating
- Oak UPVC Double Glazing
- Brick Paviour Driveway With Ample Parking For Two Cars
- Enclosed Rear Garden With Patio Area And Raised Lawn, Ideal For Outdoor Entertaining
- Ease Of Access For City Commuter And Belfast's Outer Ring
- Range Of Schools, Stranmillis College, Queen's University And Lagan Towpath All Close At Hand



SUMMARY

Annadale Square is a much admired and well renowned residential development. The Square is conveniently located within South Belfast, close to the bustling village of Stranmillis with its many varied amenities, coffee shops and popular restaurants. This location also provides ease of access to the main arterial routes for the city centre commuter and Belfast's Outer Ring with its vast range of retail outlets such as Forestside and Tesco superstore Newtownbreda.

This popular development has a proven track record for strong demand and is of particular interest to both starter families and the professional couples market. Internally this desirable home boasts bright, spacious and tastefully presented accommodation. Of particular note is the through lounge/dining room with beautiful oak laminate wooden floor and wall mounted gas coal fire with double doors to a Juliette style balcony with great views over the Square itself. One will also appreciate the rear garden, modern fully fitted Shaker style kitchen and an excellent master bedroom with a contemporary ensuite shower room and ample space for storage.

The private and enclosed rear garden provides a perfect setting for outdoor entertaining ensuring this home will have wide appeal to today's market. We would suggest early viewing to avoid disappointment.



ACCOMMODATION

GROUND FLOOR

COVERED ENTRANCE PORCH:

uPVC double glazed front door and side light to reception hall.

RECEPTION HALL:

Ceramic tiled floor.

SEPARATE WC:

White suite comprising: low flush WC, floating wash hand basin with chrome mixer taps, tiled splashback, ceramic tiled floor, extractor fan, low voltage spotlight.

BEDROOM (3)/SITTING ROOM:

10' 10" x 9' 1" (3.3m x 2.77m)

Carpeted. Double doors out to rear patio and garden.

INTEGRAL GARAGE:

14' 8" x 10' 10" (4.47m x 3.3m)

Up and over door. Power and light. Utility space.

Stairs to...



KITCHEN:

11' 9" x 8' 10" (3.58m x 2.69m)

Modern fully fitted Shaker style kitchen with excellent range of high and low level units, laminate work surfaces, stainless steel single drainer sink and a half sink unit with mixer taps, built-in Indesit oven, integrated four ring gas hob, stainless steel extractor hood above, part tiled walls, integrated fridge and freezer, integrated dishwasher, ceramic tiled floor, counter lighting.

Landing area and stairs leading to...



FIRST FLOOR

LIVING/DINING ROOM:

18' 9" x 16' 2" (5.72m x 4.93m) (at widest points)

Oak laminate wooden floor, dual aspect windows, wall mounted contemporary gas coal effect fire, oak double glazed doors to Juliette balcony and views of the Square.



BEDROOM (2):
11' 7" x 8' 9" (3.53m x 2.67m)
Carpeted.



BATHROOM:
Contemporary family bathroom with white suite comprising: low flush WC, floating wash hand basin with chrome mixer taps, chrome heated towel rail, corner panelled bath with chrome mixer taps and shower above, low voltage spotlights, extractor fan, ceramic tiled floor.



SECOND FLOOR

MASTER BEDROOM:
13' 5" x 11' 7" (4.09m x 3.53m)
Carpeted.

ENSUITE BATHROOM:

White suite comprising: low flush WC, floating wash hand basin with chrome mixer taps, built-in PVC panelled shower cubicle, built-in chrome shower unit, ceramic tiled floor, fully tiled walls, mirror recess with LED light, extractor hood, low voltage spotlight.



OUTSIDE

Enclosed landscaped rear garden, paved patio area ideal for barbecue and outdoor entertaining, raised lawn area with railway timber sleepers, brick paviour driveway with off-street parking for two cars.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: CG/C/18/FB



	Current	Potential
Vary energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	68	74
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9158-0527-6010-4972-9992

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
60 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
225-227 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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