



Deceptively spacious townhouse occupying a superb situation within this consistently popular development and is extremely convenient to the many amenities in the area including those in Stranmillis and on the Ormeau Road with Forestside Complex only a short drive away.

The property offers bright, generous and well-proportioned accommodation ideal for modern day living featuring four bedrooms, two reception rooms, ground floor shower room and second floor family bathroom in addition to the master en suite. Externally the property boasts a fabulous enclosed rear garden with delightful south-westerly aspect, ideal for al fresco relaxing and entertaining.

Freshly painted throughout and with no onward chain we recommend an internal viewing at your earliest convenience.

**Offers Over
£249,950**

35 The Boulevard,
Wellington Square,
Belfast,
BT7 3LN

Viewing by
appointment
through agent
028 9066 3030



- Fabulous, deceptively spacious family home in most convenient and desirable location
- Modern kitchen with integrated appliances open plan to dining/family room
- Separate living room with built-in storage and cosy gas fire
- Ground floor shower room, second floor family bathroom
- Four well proportioned bedrooms, master with walk in wardrobe and en suite shower room
- Driveway parking leading to integral garage
- Enclosed rear garden with delightful South-Westerly aspect
- Mains gas central heating, double glazed throughout
- Suitable to a broad range of potential purchasers

The Property Comprises:

Ground Floor

Hardwood front door to . . .

TILED ENTRANCE HALL: Recessed spotlights, generous storage cupboard under stairs, shelved cloakroom/pantry.



SHOWER ROOM: Modern white suite comprising low flush wc, pedestal wash hand basin, corner shower cubicle with electric shower, ceramic tiled floor, part tiled walls.

UTILITY ROOM: 8' 4" x 6' 6" (2.54m x 1.98m) Range of low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled floor, extractor fan, wooden and glazed door to rear.



BEDROOM (4): 11' 8" x 8' 5" (3.56m x 2.57m)



INTEGRAL GARAGE: 17' 11" x 10' 10" (5.46m x 3.3m) Up and over door, light and power, Worcester gas boiler.

First Floor

KITCHEN: 10' 7" x 8' 5" (3.23m x 2.57m) Modern fitted kitchen with good range of high and low level units, granite work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated oven and four ring gas hob, extractor fan, display shelving, glazed display cabinets, integrated fridge freezer, ceramic tiled floor, tiled splash back, recessed spotlights.



Open plan to . . .

DINING ROOM: 15' 6" x 8' 0" (4.72m x 2.44m)



Wooden and glazed double doors to . . .

LIVING ROOM: 18' 7" x 11' 2" (5.66m x 3.4m) Recessed shelving and cupboards, tiled fireplace with gas coal effect fire and tiled hearth.



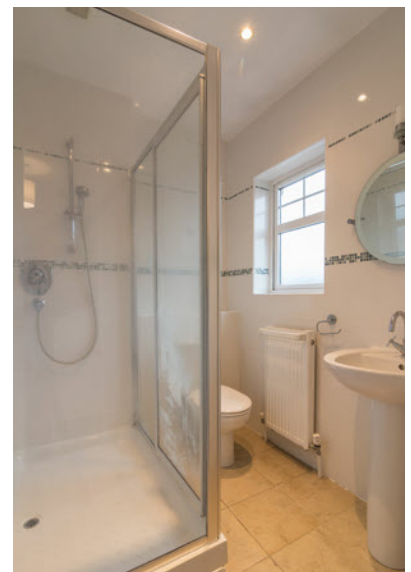
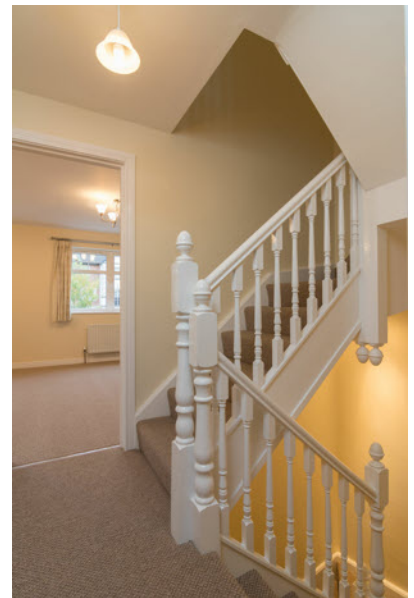
Second Floor

LANDING: Light well, access to roofspace.

BEDROOM (1): 11' 9" x 11' 7" (3.58m x 3.53m)

WALK-IN ROBE: 6' 7" x 5' 0" (2.01m x 1.52m) Excellent range of hanging rails and shelving.

ENSUITE SHOWER ROOM: Modern white suite comprising low flush wc, pedestal wash hand basin, double shower tray, ceramic tiled floor, fully tiled walls, extractor fan, recessed spotlights.



BEDROOM (2): 9' 9" x 8' 6" (2.97m x 2.59m) Built-in sliding wardrobes.

BEDROOM (3): 8' 6" x 8' 6" (2.59m x 2.59m)

BATHROOM: Modern white suite comprising low flush wc, pedestal wash hand basin, panelled bath with electric shower above, ceramic tiled floor, part tiled walls, recessed spotlights, extractor fan.



Outside

Driveway parking leading to . . .

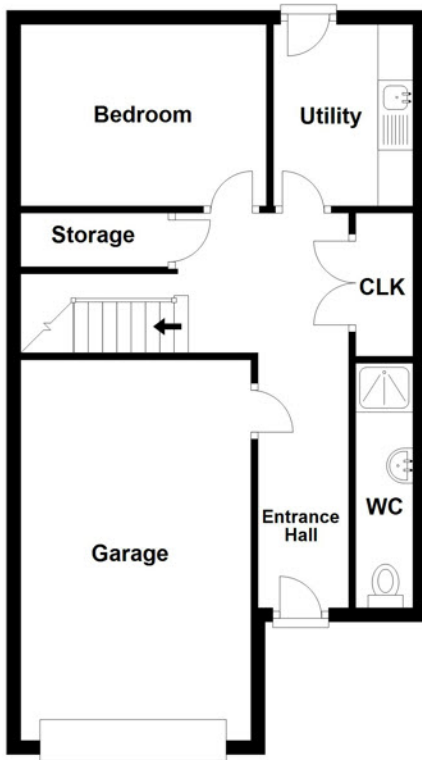
INTEGRAL GARAGE: 17' 11" x 10' 10" (5.46m x 3.3m) Up and over door, light and power, Worcester gas boiler.

Enclosed rear garden with patio and lawn, boundary fencing and outside tap with south west aspect.



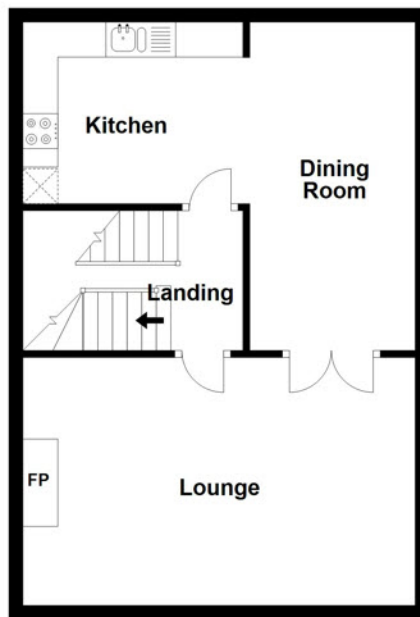
Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



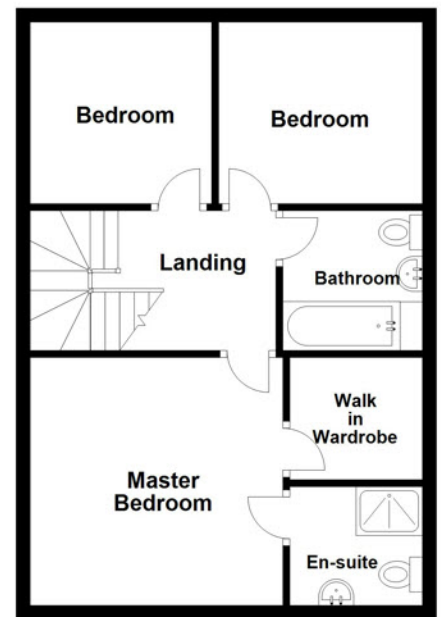
First Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



Second Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



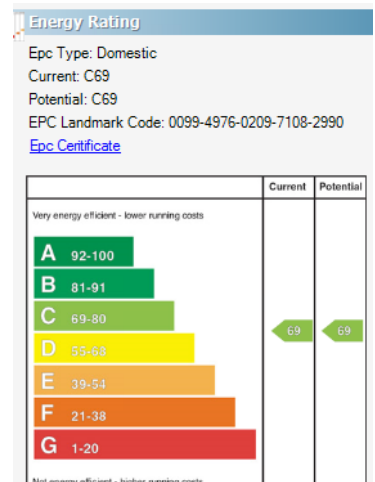
Total area: approx. 147.6 sq. metres (1588.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location:

From Annadale Embankment turn into Wellington Square at first roundabout turn right and property is on the right hand side.

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



With You Every Step of the Way



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