



The Boulevard,

**Offers in the region of
£245,000**



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An impeccably presented home located off Annadale Avenue set within the popular Wellington Square development located close to both Ormeau and Lisburn Roads, Stranmillis village and Queens University. The accommodation is bright and spacious offering three bedrooms, master with ensuite, modern bathroom, bright first floor lounge and ground floor kitchen/dining area accessing the rear garden. Other key features include driveway to the front, integral garage and gas heating. Viewing by appointment through Reeds Rains Ormeau Road on 02890 680420.

HARDWOOD FRONT DOOR WITH GLAZED SIDE PANELS

ENTRANCE HALL

Solid wood strip floor. Under stair storage cupboard. Alarm panel. Service door to garage.

CLOAKROOM/WC

White suite comprising low flush WC, Pedestal wash hand basin with tiled splash back and mono tap. Tiled floor. Extractor fan. Low voltage spots.

INTEGRAL GARAGE

5.92m x 2.95m (19'5" x 9'8")
Gas boiler. Power and lighting.

BEDROOM 3

3.78m x 2.44m (12'5" x 8'0")
Laminate wood flooring. Rear aspect.

KITCHEN / DINING ROOM

6.30m x 3.35m (20'8" x 11'0")
Excellent range of high and low level gloss units. Built in electric oven. 4 ring gas hob. Stainless steel overhead extractor fan and splash back. Tiled floor in kitchen. Integrated dishwasher. Inset stainless steel sink unit with

swan neck tap. Part tiled walls. Integrated fridge/freezer. Low voltage spot lights. Laminate wood flooring in dining. Upvc double glazed french doors.

STAIRS TO:-

FIRST FLOOR LANDING

Shelved storage cupboard. Access to roof space.

MASTER BEDROOM

4.09m x 3.20m (13'5" x 10'6")
Laminate hardwood flooring. Rear aspect.

ENSUITE

Corner shower cubicle with thermostatic shower. Low flush WC. Pedestal wash hand basin with mono tap. Part tiled walls. Extractor fan. Low voltage spotlights. Tiled floor.

BEDROOM 2

3.73m x 2.59m (12'3" x 8'6")
Laminate hardwood flooring. Rear aspect.

BATHROOM

2.01m x 1.93m (6'7" x 6'4")
Panelled bath with mono tap along with thermostatic shower over. Low flush WC. Mounted wash hand basin with mono tap. Low voltage spotlights. extractor fan. Part tiled walls. Tiled floor.

LIVING ROOM

5.92m x 3.86m (19'5" x 12'8")
Solid wood strip floor. Sliding patio door to balcony. Low voltage spotlights.

OUTSIDE

Paviour driveway with parking to the front for two cars. Enclosed rear patio and lawns.



For full EPC please contact the branch

