



9 College Drive
Wellington Square
BT7 3LF

Offers Over £335,000

- 3 STOREY TOWNHOUSE IN A QUIET LOCATION WITHIN THIS POPULAR MODERN DEVELOPMENT
- GENEROUS FIRST FLOOR LOUNGE WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA/SEPARATE UTILITY ROOM
- 4 BEDROOMS INCLUDING ONE WITH ENSUITE SHOWER ROOM
- BATHROOM WITH WHITE SUITE/ADDITIONAL SHOWER ROOM/GROUND FLOOR CLOAKROOM WITH WC
- ADAPTABLE ACCOMMODATION WITH THE POTENTIAL OF AN ADDITIONAL GROUND FLOOR SITTING ROOM
- GAS CENTRAL HEATING/DOUBLE GLAZED WINDOWS
- INTEGRAL GARAGE AND ADDITIONAL DRIVEWAY PARKING
- LANDSCAPED ENCLOSED REAR GARDEN/1ST FLOOR BALCONY SITTING AREA
- CONVENIENT TO MANY AMENITIES INCLUDING FORESTSIDE SHOPPING CENTRE, LAGAN TOWPATH & BELFAST BOAT CLUB

PROPERTY COMPRISES

This superb townhouse is ideally located in a prime location within this popular modern development.

The property offers spacious adaptable accommodation over three floors. The first floor accommodation consists of a generous lounge, a separate modern kitchen which is open plan to the dining area and a separate bathroom. The second floor offers three double bedrooms, including one with an ensuite shower room, and a separate shower room. While the ground floor offers adaptable space, with a potential fourth bedroom or additional reception room/home office, along with a utility room, access to the garage, a cloakroom and wc.

The internal accommodation is perfectly complemented by the private landscaped rear garden and a balcony sitting area.

Set in a convenient location, close to Belfast and convenient to a range of amenities including The Lagan Towpath, Belfast Boat Club and public transport, this property can only be fully appreciated on internal inspection.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

fetherstons.com

PROPERTY DETAILS AND DIMENSIONS

Hardwood front door to..

ENTRANCE HALL Tiled floor, service door to garage, storage cupboard and under stairs storage

CLOAKROOM White suite comprising low flush wc, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan

BEDROOM 11' 6" x 9' 5" (3.51m x 2.87m) Potential additional reception room

UTILITY ROOM 11' 6" x 7' 1" (3.51m x 2.16m) Range of units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, tiled floor, external access

1ST FLOOR

LANDING

KITCHEN OPEN PLAN TO DINING/FAMILY ROOM 16' 10" x 11' 8" (5.13m x 3.56m) Extensive range of high and low level units, granite work surfaces, Franke 1.5 sink unit with granite drainer, Smeg 4 ring gas hob with Bosch electric oven under and extractor fan over, integrated dishwasher, concealed under unit lighting, part tiled walls, low voltage spots, laminate wood effect floor

LOUNGE 16' 10" x 11' 10" (5.13m x 3.61m) Wood flooring, attractive Limestone fireplace with living flame gas fire, uPVC double glazed sliding door to sheltered balcony sitting area

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, low flush wc, pedestal wash hand basin, part tiled walls, tiled floor, low voltage spots, extractor fan

2ND FLOOR

LANDING Access to roofspace

BEDROOM 13' 2" x 11' 11" (4.01m x 3.63m)

ENSUITE White suite comprising low flush wc, vanity unit with storage, fully tiled shower cubicle, part tiled walls, low voltage spots, extractor fan

BEDROOM 11' 8" x 8' 11" (3.56m x 2.72m)

BEDROOM 11' 8" x 7' 6" (3.56m x 2.29m)

SHOWER ROOM White suite comprising shower cubicle, low flush wc, pedestal wash hand basin

OUTSIDE Paved driveway parking for 2 cars leading to..

GARAGE 20' 1" x 9' 8" (6.12m x 2.95m) Up & over door, power and light, gas fired boiler

Delightful enclosed and private landscaped rear garden in lawns with flowerbeds bordered by railway sleepers and a sheltered patio area