



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.

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

**Bangor Office**  
69 High Street,  
Bangor, BT20 5BD  
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## 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