



This spacious, townhouse has been cleverly designed to incorporate period architecture combined with a high specification, quality build and modern conveniences.

The current vendor has further upgraded, redecorated and reconfigured to create a beautifully presented, tasteful home. Of particular note is the elegant Herringbone wooden flooring and tiling by Neptune and David Scott.

The recently fitted, bespoke kitchen opens onto the rear garden which captures the morning sun. The large, first floor lounge incorporates a cosy gas fire and terraced balcony to enjoy the sunsets and mature, open outlook over The Embankment.

There is a superb master suite to the second floor with two dressing rooms and an en suite shower room.

Lagan Way is conveniently located close to Ormeau, Stranmillis and easily accessible to the city centre. An excellent choice of local shops, schools, parks and restaurants are nearby.

Offers Around  
£365,000

4 Lagan Way,  
Wellington Square,  
BELFAST,  
BT7 3LL

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Beautifully Presented Three Storey Townhouse
- Stylish Interior Decor with High Specification Throughout
- Mature, Open Outlook Over Annadale Embankment Towards the River Lagan
- Recently Fitted, Bespoke Kitchen Open to Living/Dining Area
- Ground Floor W.C.
- Home Office/Bedroom Four
- First Floor Lounge with Gas Fire and French Doors to Balcony
- Two Double Bedrooms to First Floor
- Luxurious Bathroom
- Master Suite to Second Floor with En Suite Dressing Room x Two and En Suite Shower Room
- Integral Garage with Utility Area
- uPVC Double Glazing
- Gas Fired Central Heating
- Driveway Parking to Front
- Enclosed Garden to Rear Laid in Lawn with Patio Area
- Convenient to Walking and Cycling Routes along the Tow Path and Ormeau Park
- Sought After Riverside Location Close to an Excellent Range of Amenities on Ormeau Road, Stranmillis and the City Centre



The Property Comprises:

#### Ground Floor

Hardwood front door, double glazed sidelight.

RECEPTION HALL: Herringbone wooden floor by 'Trunk'. Built in storage under stairs, cloaks area. W.C. White suite comprising; low flush w.c. Pedestal wash hand basin, feature tiled floor to ceiling splashback. Engineered wooden floor. Extractor fan. Wired for sensor-activated. illuminated heated mirror. Low voltage spotlights.

KITCHEN WITH DINING/LIVING AREA : 11' 2" x 20' 7" (3.4m x 6.27m) Contemporary kitchen with range of high and low level units. Lagoon quartz work surfaces. Single drainer stainless steel sink unit, mixer tap. Integrated four ring stainless steel gas hob. Integrated oven. Integrated fridge freezer. Integrated dishwasher. Built in larder cupboard with sensor lighting, electrical sockets and USB ports. Part tiled walls by Neptune. Engineered wooden floor. Open to living and dining area. uPVC double glazed access door to rear garden.



BEDROOM (4)/HOME OFFICE: 7' 10" x 12' 2" (2.39m x 3.71m)



First Floor

LANDING:

LOUNGE: 15' 4" x 19' 8" (4.67m x 5.99m) Cornice ceiling. Cast iron fireplace, granite hearth, gas coal fire. 'Trunk' Herringbone wooden floor. Low voltage spotlights. uPVC double glazed French doors to balcony terrace with seating area.



BEDROOM (2): 10' 6" x 13' 7" (3.2m x 4.14m)

BEDROOM (3): 8' 10" x 12' 5" (2.69m x 3.78m)



BATHROOM: 6' 6" x 6' 9" (1.98m x 2.06m) White suite comprising; close coupled w.c. Panelled bath, chrome mixer taps, built in chrome thermostatic shower unit, glass shower screen. Chrome heater towel rail. Fully tiled walls. Wood effect tiles by David Scott. Extractor fan. Sensor-activated, illuminated heated mirror. Shaver point.



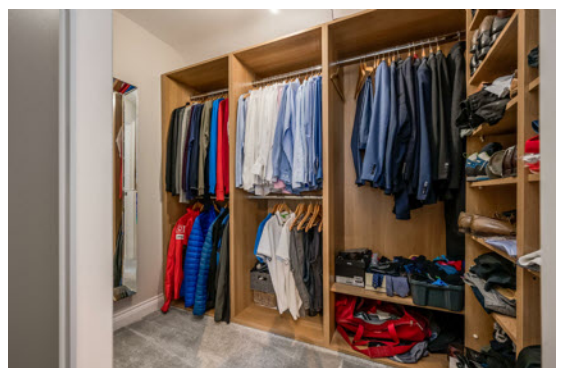
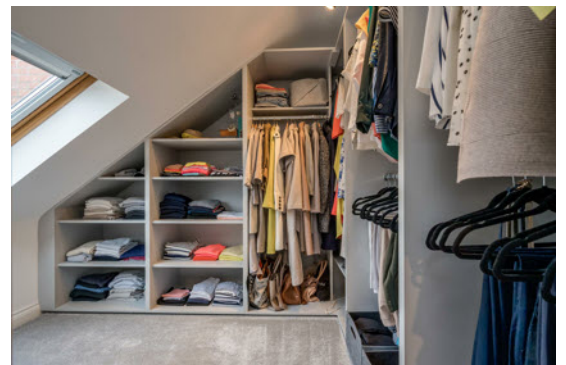
## Second Floor

BEDROOM (1): 14' 8" x 11' 7" (4.47m x 3.53m) Velux.

ENSUITE SHOWER ROOM: White suite comprising; low flush w.c. Pedestal wash hand basin, chrome mixer tap, built in Redring electric shower unit. Part tiled walls. Extractor fan. Chrome heated towel rail. Sensor-activated, illuminated heated mirror. Shaver point.

DRESSING ROOM: 10' 1" x 7' 11" (3.07m x 2.41m) Fitted for hanging and shelving.

DRESSING ROOM 2: 5' 8" x 5' 7" (1.73m x 1.7m) Fitted for hanging and shelving.



## Outside

INTEGRAL GARAGE: 9' 10" x 19' 8" (3m x 5.99m) Remote control up and over door.

Utility area with range of built in units. Plumbed for washing machine. Ferroli as fired boiler.

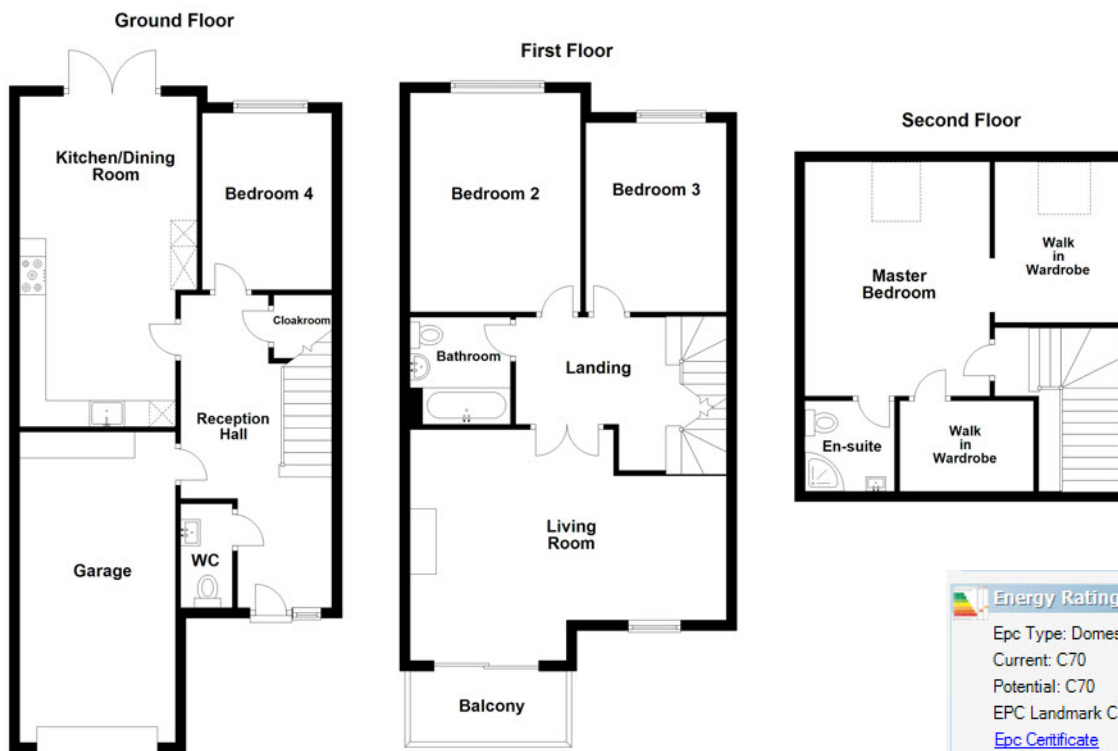
Brick paviour driveway to front with parking for 2 cars.

Enclosed rear garden laid in lawn, paved patio area. Outside lights.



## Location:

Travelling along Annadale Avenue from the city direction turn left into Wellington Square. 4 Lagan Way is straight ahead. Visitors' parking is available.

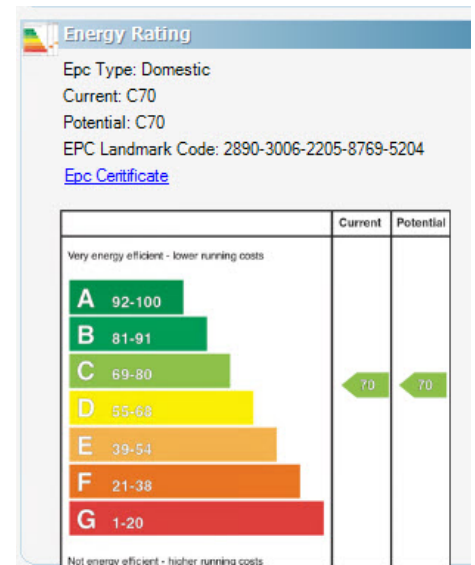


This plan is for illustrative purposes only.  
Plan produced using PlanUp.

4 Lagan Way, Belfast

Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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