



Excellent two storey townhouse in prime location in South Belfast. Well presented accommodation comprises, on the ground floor, a modern fitted kitchen and dining area, a bedroom and access to the integral garage.

Upstairs is a first floor drawing room with balcony, master bathroom with ensuite shower and bedroom 3. Additionally the family bathroom, PVC framed double glazed windows, gas central heating and additional rear garden.

The delightful character and charm of this fine home currently position for those seeking good access to the City Centre, Queen's University and City Hospital.

We highly recommend an internal inspection.

Offers Over
£259,950

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

Viewing by
appointment
through agent
028 9066 3030



- Superb Semi Detached Family Home in Prime Location
- First Floor Living Room with Balcony
- Modern Fitted Kitchen & Dining Area
- 3 Well Proportioned Bedrooms, Master with Ensuite Shower Room
- Family Bathroom & Ground Floor WC
- Gas Fired Central Heating
- uPVC Framed Double Glazed Windows
- Integral Garage
- Enclosed Rear Garden & Patio

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor.

ENTRANCE HALL: Engineered timber flooring, cloaks cupboard, separate under stairs storage cupboard, access to integral garage.



BEDROOM (3): 12' 2" x 7' 10" (3.7m x 2.4m) Laminate wood effect flooring.



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MODERN FITTED KITCHEN & DINING AREA: 20' 8" x 11' 5" (6.3m x 3.48m) Range of high and low level units, built-in four ring hob and oven, integrated fridge freezer, integrated dishwasher, stainless steel extractor canopy with fan, ceramic tiled floor, dining area, French doors to rear patio and gardens.



First Floor

MASTER BEDROOM: 13' 5" x 11' 5" (4.1m x 3.48m)



ENSUITE SHOWER ROOM: Shower cubicle with electric shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.



BEDROOM (2): 12' 6" x 8' 2" (3.8m x 2.5m)



DRAWING ROOM: 19' 8" x 12' 11" (6m x 3.94m) Laminate wood effect flooring, feature fireplace surround and mantle, gas coal effect fire, French sliding doors to balcony area.



BATHROOM: Deluxe suite comprising panelled bath with thermostatically controlled mains power shower unit and mixer tap, low flush wc, pedestal wash hand basin.



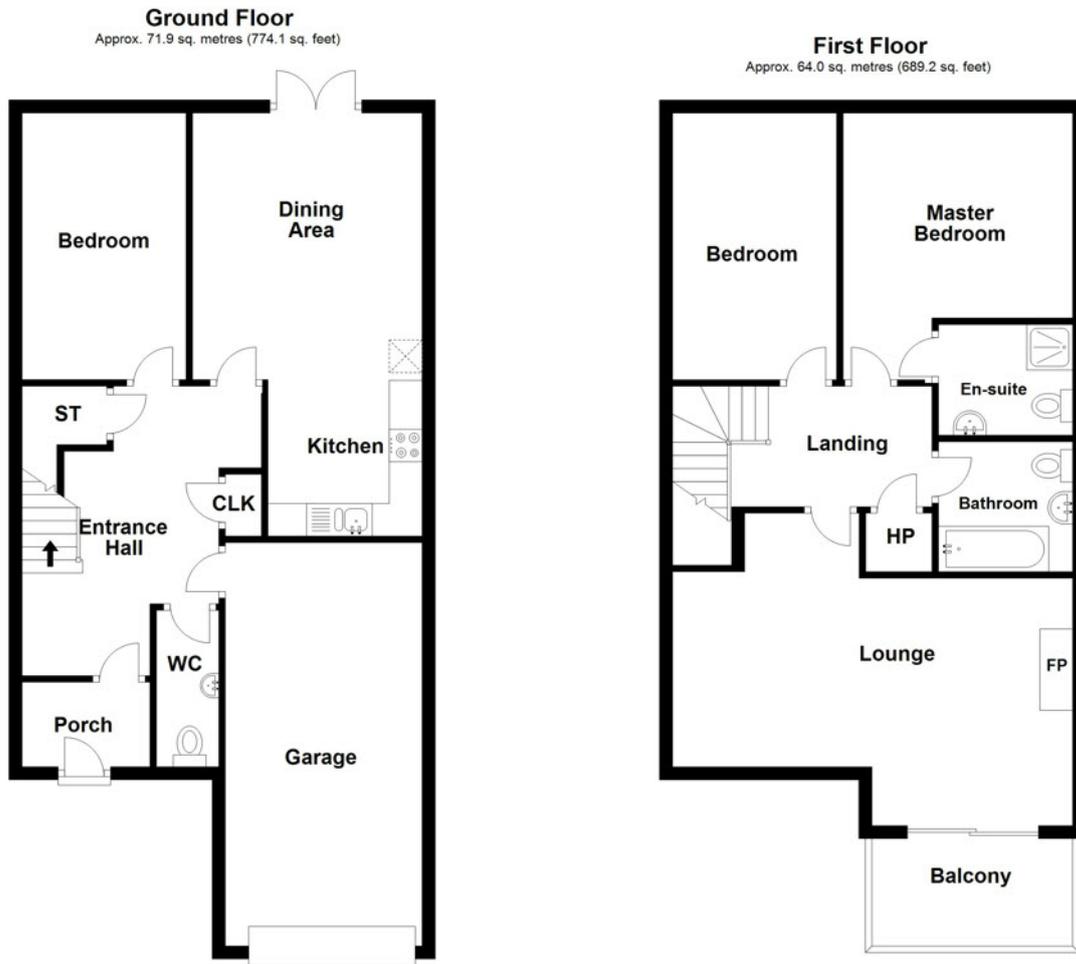
Outside

INTEGRAL GARAGE: 20' 4" x 9' 8" (6.2m x 2.95m) Metal up and over door, plumbed for washing machine, light and power.

Driveway and small garden area with enclosed south facing patio and lawn area with mature boundary.



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Total area: approx. 135.9 sq. metres (1463.3 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.

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

Energy Rating

Epc Type: Domestic
 Current: D68
 Potential: C75
 EPC Landmark Code: 9607-3106-7620-4570-3613
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	68	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



With You Every Step of the Way



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