



This super, well presented townhouse in this popular South Belfast location. It is extremely convenient to a host of amenities in Stranmillis, off the Lisburn Road and Ormeau Roads. The property comprises; first floor lounge with balcony, modern fitted kitchen, four bedrooms (master with ensuite) and main bathroom. The property is well cared for by the current family and would be ready for any new purchaser to move in.

Externally there is paved driveway parking, an integral garage and rear gardens in lawns with paved patio area.

Early viewing is recommended.

Offers Over  
£257,500

8 College Drive,  
Wellington Square,  
Belfast,  
BT7 3LF

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Viewing by  
appointment  
through agent  
028 9066 3030



- Well Presented & Modern Townhouse in Popular South Belfast Location off Annadale Embankment
- Utility Room on the Ground Floor with Access to Rear Garden
- Bedroom 4 on the Ground Floor & Cloakroom/WC
- Spacious First Floor Lounge with Delightful Balcony
- Modern Fitted Kitchen with Range of Integrated Appliances & L Shaped Living / Dining Area
- Three Good Sized Bedroom, Master with Ensuite Shower Room
- Modern Family Bathroom
- Ready for Any New Purchaser to Move in & Enjoy
- Integral Garage, 1 Paved Parking Space & Good Sized Rear Garden in Lawns with Patio Area
- Gas Heating / Double Glazed Windows
- Extremely Convenient to Many Local Amenities Including: Stranmillis Village, Cutters Wharf & Boat Club, Forestside Shopping Centre & the City Centre



The Property Comprises:

## Ground Floor

Hardwood door with glazing to...

ENTRANCE HALL: Wood floor, understairs storage. Service door to garage.



CLOAKROOM / WC: White suite comprising low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor, extractor fan.

UTILITY ROOM: 11' 6" x 6' 10" (3.51m x 2.08m)

Range of units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumber dryer, ceramic tiled floor, extractor fan. Door with glazing to rear.



BEDROOM (4) / OFFICE / SITTING ROOM: 11' 6" x 9' 8" (3.51m x 2.95m)



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## First Floor

### LANDING:

LOUNGE: 16' 10" x 11' 2" (5.13m x 3.4m) Stone fireplace with gas coal effect fire, wood floor. Sliding door to balcony.





Glazed doors to...

MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 19' 9" x 16' 10" (6.02m x 5.13m)

Range of high and low level units, granite work surfaces, 1.5 basin stainless steel sink unit, integrated dishwasher, integrated four ring gas hob, electric oven, stainless steel extractor fan, integrated fridge freezer, part tiled walls, ceramic tiled floor, low voltage spotlighting.



## Second Floor

LANDING: Access to roofspace.

MASTER BEDROOM: 12' 0" x 10' 10" (3.66m x 3.3m) (at widest points). Walk-in robe.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, shower cubicle with uPVC sheeting, fully tiled walls, ceramic tiled floor, heated towel rail, low voltage spotlighting.



BEDROOM (2): 11' 9" x 9' 0" (3.58m x 2.74m) Built-in robe with sliding doors.



BEDROOM (3): 11' 7" x 7' 5" (3.53m x 2.26m) Built- in robe with sliding doors.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with shower over, fully tiled walls, ceramic tiled floor, low voltage spotlighting, extractor fan.



Outside

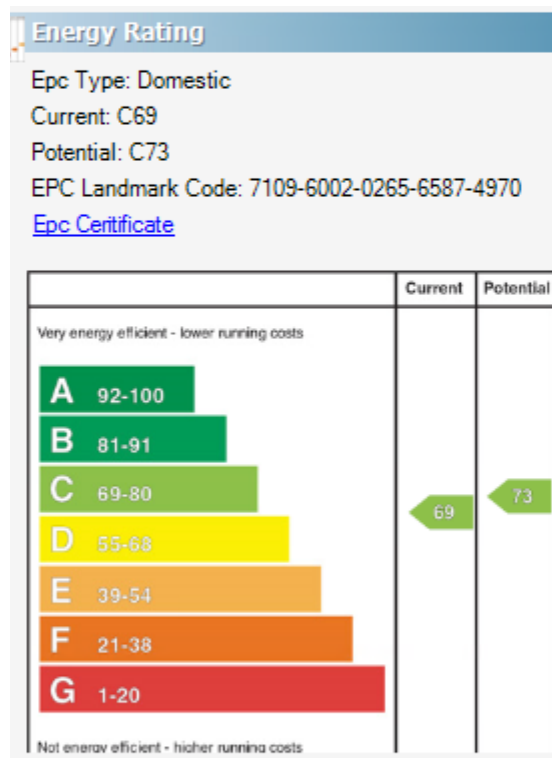
Paved driveway parking for one car to . . .

INTEGRAL GARAGE: 19' 1" x 9' 9" (5.82m x 2.97m) Up and over door, gas boiler.

Enclosed rear gardens in lawns with paved patio. Outside light and tap.







Location:

From Annadale Avenue turn into Wellington Square and College Drive is straight at the roundabout.

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