



This delightful home has been recently re-painted throughout and is most convenient to a diverse array of amenities including excellent schools, shopping facilities, sports and recreational amenities, transport routes, the city centre as well as popular bar-restaurants nearby on the Ormeau and Stranmillis Roads.

The bright accommodation briefly comprises; spacious entrance hall with shower room, a living room (or fourth bedroom) and utility on the ground floor. On the first floor there is an excellent sized lounge with sliding patio door to balcony, modern fitted kitchen with range of integrated appliances open plan to dining room. On the second floor there are three good sized bedrooms, master with ensuite shower room and modern bathroom.

We strongly encourage an internal appraisal at your earliest convenience to fully appreciate the many attributes of this fabulous home.

**Offers Over
£295,000**

32 College Heights
Belfast,
BT7 3LG

Viewing by
appointment
through agent
028 9066 3030



- Well Presented and Recently Re-Decorated Home with Bright and Flexible Accommodation
- Spacious Entrance Hall with Shower Room
- Living Room or Potential Bedroom Four
- Utility Room
- Excellent Sized Lounge with Sliding Door To Balcony
- Modern Fitted Kitchen with Island and Range of Integrated Appliances Open plan to Dining Room
- Three Good Sized Bedrooms, Master with Ensuite Shower Room
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Paved Driveway Parking, Integral Garage and Large Rear Gardens in Lawns with Boundary Fencing
- Super Location Close to Many Local Amenities Including; Stranmillis Village, The Lagan Towpath and Forestside Shopping Complex

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Tiled floor, storage cupboard.



LIVING ROOM/BEDROOM (4): 13' 7" x 12' 5" (4.14m x 3.78m) Tiled floor.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled floor, low voltage spotlights, extractor fan.



UTILITY ROOM: 11' 5" x 6' 0" (3.48m x 1.83m) Built-in units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, gas boiler, tiled floor, hardwood door and glazing to rear.



First Floor
LANDING:

LOUNGE: 20' 2" x 14' 9" (6.15m x 4.5m) Fireplace with granite inset and hearth, gas coal effect fire, low voltage spotlights, sliding door to balcony.



Double doors to . . .

DINING ROOM: 17' 10" x 8' 4" (5.44m x 2.54m) (at widest points). Tiled floor.



Open plan to . . .

MODERN FITTED KITCHEN: 13' 5" x 12' 5" (4.09m x 3.78m) (at widest points). Range of high and low level units, granite work surfaces, 1.5 bowl stainless steel sink unit, integrated fridge freezer, integrated Beko oven, gas hob, stainless steel extractor fan, stainless steel splash back, plumbed for dishwasher, island unit with storage and granite work surface, tiled floor, low voltage spotlights.



Second Floor

LANDING: Access to roofspace.

BEDROOM (1): 16' 6" x 12' 7" (5.03m x 3.84m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

BEDROOM (2): 14' 9" x 9' 6" (4.5m x 2.9m)

BEDROOM (3): 13' 3" x 10' 3" (4.04m x 3.12m)



MODERN BATHROOM: White suite comprising low flush wc, wash hand basin, panelled bath with shower over, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

INTEGRAL GARAGE: 18' 6" x 8' 0" (5.64m x 2.44m) Up and over door.

Good sized enclosed rear gardens in lawns.

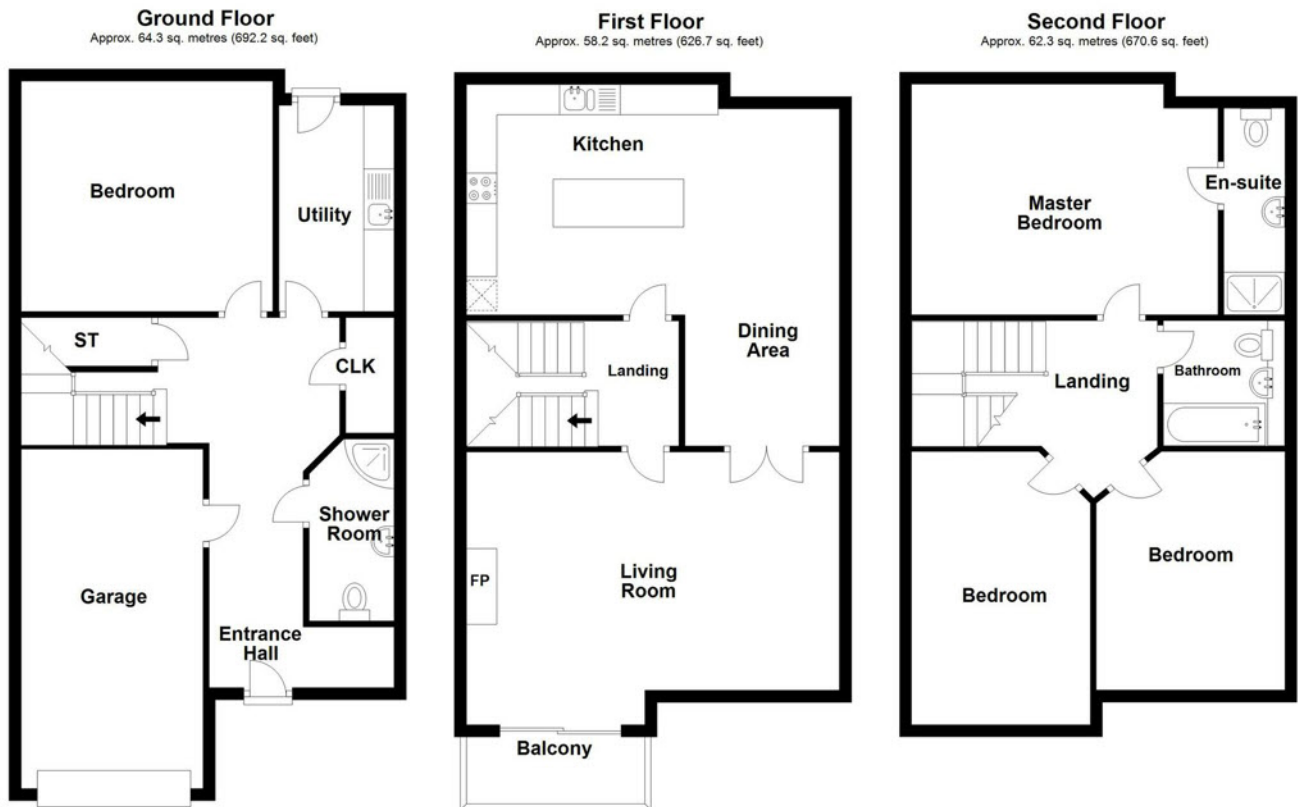


Management company: Charterhouse.

Service Charge: £126 per annum

Telephone 028 9066 3030

www.templetonrobinson.com



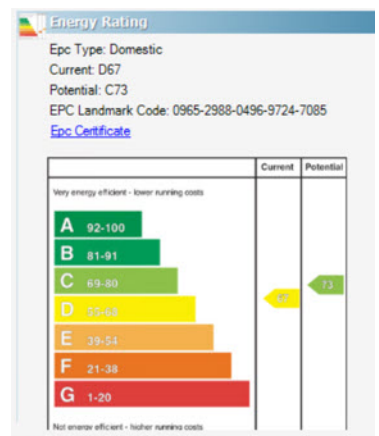
Total area: approx. 184.8 sq. metres (1989.6 sq. feet)

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

Location:

Travelling along Annadale Avenue away from the city, turn left into Wellington Square, then right at the roundabout which continues round to College Heights.

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



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