



Elgin Mews is an exclusive development of Townhouses located just off the Ormeau Road and just minutes from Belfast City Centre, Queens University and public transport routes. The Forestside Shopping Complex is only a short drive away and all the amenities the city centre has to offer. Number five is the end terrace.

The property has been freshly painted and the accommodation is adaptable. There is an entrance hall with cloakroom, good sized lounge and bay window with double doors to modern fitted kitchen with dining area and then four excellent bedrooms (two with ensembles), a dressing room, study and modern bathroom.

Externally there is an enclosed rear garden with stoned patio and communal parking.

Demand is high in this area and therefore early viewing is highly recommended, to appreciate the sale this modern townhouse offers.

Offers Over
£255,000

5 Elgin Mews,
BELFAST,
BT7 3FY

Viewing by
appointment
through agent
028 9066 3030

- End Terrace in Exclusive Development of Five Modern Townhouses and Private Pebbled Rear Garden
- Entrance Hall with Cloaks Cupboard
- Lounge with bay Windows and Feature Gas Fire
- Double Doors to Modern Fitted Kitchen with Range of Appliances and Dining Area
- Cloakroom/wc
- Four Well Proportioned Bedrooms, Two With Ensuites
- Dressing Room and Further Study
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Communal Car Parking to the Front, Pebbled Garden to the Rear
- Walking Distance of The Ormeau Road and all the Amenities it has to Offer and The City Centre
- Ideal for an Owner occupier or Investor



The Property Comprises:

Ground Floor

Hardwood front door to:

ENTRANCE HALL: Cloaks cupboard.

LOUNGE: 17' 6" x 11' 11" (5.33m x 3.63m) (into bay). Low voltage spotlights. Feature wall-mounted gas fire, double doors and glazing to:

MODERN FITTED KITCHEN/DINING AREA: 13' 2" x 11' 10" (4.01m x 3.61m) (at widest points).

Range of high and low level units, work surfaces.

One and a half bowl single drainer sink unit, gas boiler. Integrated dishwasher, integrated oven, integrated five ring gas hob, extractor fan over.

Integrated washing machine. Fridge/freezer, ceramic tiled floor, low voltage spotlights, part tiled awlls.

REAR HALLWAY: Ceramic tiled floor, uPVC oak door to rear.

CLOAKS/WC: Low flush wc, pedestal wash hand basin, tiled splashback, ceramic tiled floor, extractor fan.



First Floor

LANDING: Cupboard.

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

BEDROOM (1): 12' 8" x 11' 9" (3.86m x 3.58m) Low voltage spotlights.

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

BEDROOM (2): 13' 6" x 8' 10" (4.11m x 2.69m)

STUDY: 9' 10" x 6' 10" (3m x 2.08m)

Second Floor

LANDING: Airing cupboard.

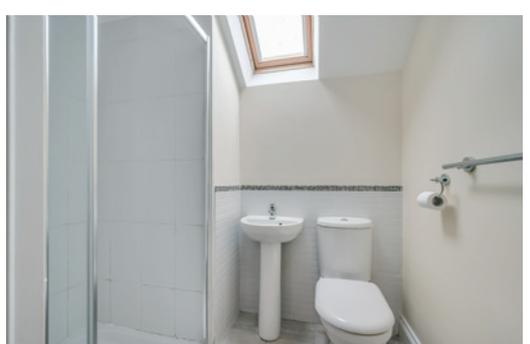
SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, extractor fan, Velux window.

BEDROOM (3): 13' 1" x 8' 10" (3.99m x 2.69m) Velux window.

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

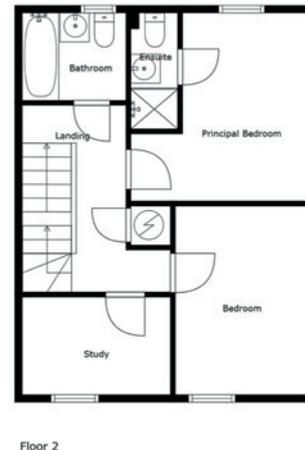
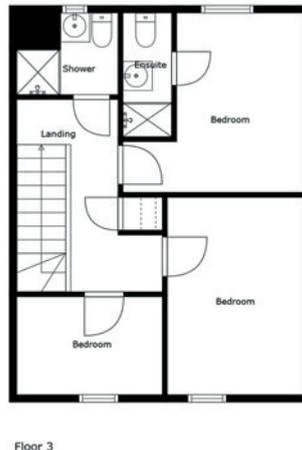
BEDROOM (4): 13' 1" x 8' 10" (3.99m x 2.69m)

DRESSING ROOM: 9' 9" x 6' 10" (2.97m x 2.08m) Velux window.



Outside

Enclosed rear patio garden with paving and stones.

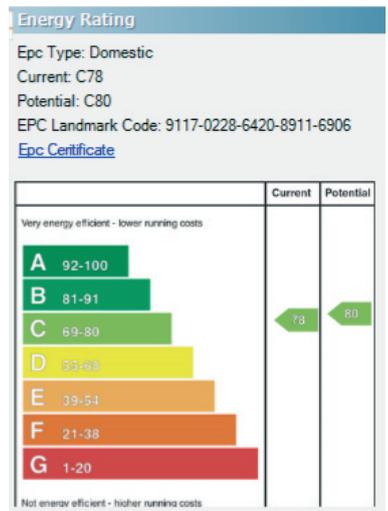


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of Belfast on Ormeau Road, go over bridge and take 2nd right into Delhi Street and first right into Elgin Street.

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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