



Apt 3 9 Annadale Avenue, Belfast, BT7 3JH

£1,250 Per Month

Acorn Hill is a highly sought after address that is conveniently located at the top of Annadale avenue and comprises of a collection of private and luxurious apartments. Within walking distance of the Ormeau road, you will find an excellent selection of shops, cafés, bars and restaurants on your doorstep as well as Forestside shopping centre just around the corner. For the more active members of the family, beautiful open green areas such as Ormeau park, Cherryvale and the Lagan towpath are also in close vicinity.

The apartment itself has been finished to the highest of standards and comprises of two spacious double bedrooms with luxurious master ensuite, a generously sized open plan kitchen / living / dining room, white bathroom suite and entrance hall with built-in cupboard space housing utilities. In addition to this the property also benefits from gas fired central heating, upvc double glazing and secured off street parking.

With its well maintained grounds, enviable location and excellent finish throughout, this ground floor apartment is sure to be of high demand so make sure to arrange your viewing at your earliest opportunity!

- Beautifully Presented Ground Floor Apartment
- Luxury Master Ensuite
- Modern Fitted Kitchen
- Separate Utilities Area
- Secured & Allocated Private Parking
- Two Large Double Bedrooms
- Open Plan Kitchen / Living / Dining Area
- Spacious White Bathroom Suite
- Gas Heating / UPVC Double Glazing
- Excellent location close to many local amenities and transport links

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

Communal Entrance Hall



Glazed hardwood front door opens onto communal entrance hall with tiled flooring.

Entrance Hall 11'0" x 6'8" (3.37m x 2.05m)



Hardwood front door opens onto spacious entrance hall with white, high gloss tiled flooring. Built-in storage cupboard with power and plumbing, housing washing machine and condensing tumble dryer.



Open Plan Lounge / Dining room 18'9" x 14'4" (5.74m x 4.37m)



(into bay window) Spacious open plan lounge / dining room with dual aspect windows and beautiful feature bay window. Recessed spotlights. Open to:





Modern Fitted Kitchen 10'8" x 6'8" (3.27m x 2.04m)



Modern fitted kitchen with a selection of upper and lower level units complete with stainless steel sink and drainer, integrated electric oven with four ring gas hob, stainless steel overhead extractor fan, dishwasher, fridge freezer and access to gas combi boiler. Part tiled walls and tiled flooring. Recessed spotlights.



Bedroom 1 14'5" x 12'7" (4.40m x 3.85m)



Spacious double bedroom with built-in wardrobe.



Luxury Ensuite 10'0" x 2'9" (3.05m x 0.85m)



Beautifully finished ensuite comprising of low flush w.c, wash hand basin with stainless steel mixer taps, walk in shower

with round drench shower head attachment and heated chrome towel rail. Grey tiled walls and flooring. Recessed spotlights.



Bedroom 2 15'7" x 7'6" (4.77m x 2.30m)



Spacious double bedroom with built-in shelving.



Secure Off Street Parking

White Bathroom suite 8'11" x 7'4" (2.74m x 2.24m)



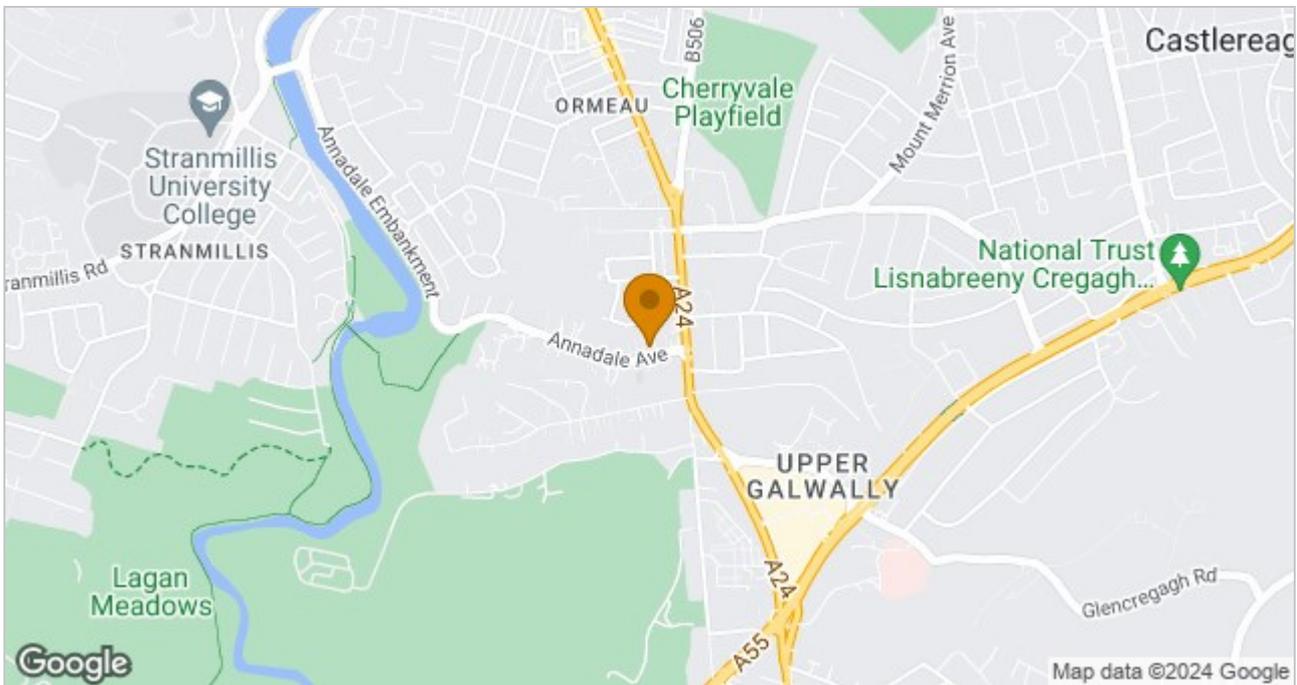
Secured and allocated off street parking for one car. Additional communal parking spaces available.



White bathroom suite comprising of 'P' shaped panelled bath with stainless steel mixer taps and shower head attachment, low flush w.c, pedestal wash hand basin and heated chrome towel rail. Part tiled walls and cream tile flooring.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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