



## 4 Mornington Park , Belfast, BT7 3LY £1,500 Per month

This is a modern four bedroom townhouse ideally located off Annadale Avenue in the heart of South Belfast. There are a number of parks and popular sports and leisure facilities close by, including the Lagan Towpath and the Boat Club for tennis or squash fans. For great shopping you are only minutes from the popular Forestside Shopping Centre. Access to the city centre and the outer ring is easy, making the morning commute to work and school a pleasure.

The property offers flexible accommodation across three floors. The ground floor comprises a generous entrance hall with WC under stairs, one bedroom/study, a separate utility room & access to the integral garage. The first floor comprises an open plan kitchen diner with Juliet balcony - the kitchen benefiting from a centre island & built in appliances. The second floor comprises three bedrooms - the master with an en-suite shower room & a separate white three piece bathroom suite.

To the front of the property is an off street parking space and to the rear is a private & enclosed paved garden area.

The property comes unfurnished & is available from the 2nd of June 2025.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Not HMO Registered
- Flexible Accommodation Across Three Floors With Three/Four Bedrooms & One/Two Reception Rooms
- Modern Kitchen With Centre Island & Built In Appliances Open Plan to Dining Area
- Downstairs WC & Separate Utility Room
- Off Street Parking To Front
- Private & Enclosed Paved Garden Area To Rear
- Gas Fired Central Heating With Solar Panels For Hot Water
- Integral Garage With Light & Power
- Unfurnished
- Available 2nd of June

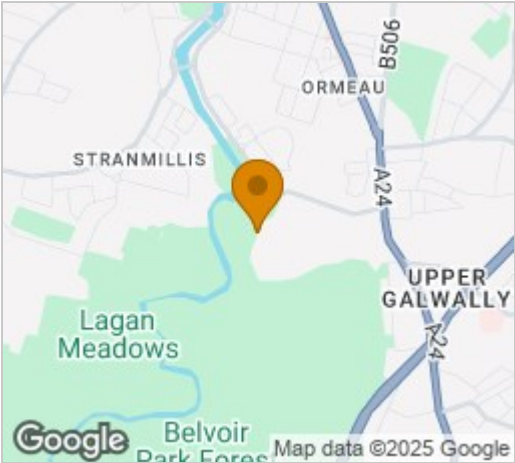




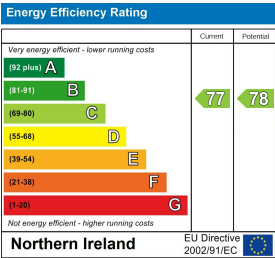
Floor Plan



Area Map



Energy Efficiency Graph



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