



This superb modern townhouse is situated in a quiet cul-de-sac location within this extremely popular and much sought after development, yet remains convenient to the many amenities in the area including Forestside Shopping Complex, Lagan Towpath and Belfast Boat Club, as well as being within comfortable commuting distance of Belfast City Centre via road or public transport systems.

The property is beautifully presented and tastefully decorated by the current owners and is finished to an extremely high level of specification which enhances the feeling of warmth and character throughout. This property can only be fully appreciated on internal inspection. Viewing is highly recommended.

Offers Over
£375,000

13 Mornington Place,
BELFAST,
BT7 3LD

Viewing by
appointment
through agent
028 9066 3030



- Superb modern townhouse within walking distance of Stranmillis Village, Ormeau Road & Queens University
- Modern fully fitted kitchen with marble worktops open to ample dining area
- Conservatory with French doors to rear garden
- Large first floor living room with cast iron wood burning stove
- Four bedrooms, principal with ensuite shower room
- Family bathroom with white suite / Two additional wc's
- Enclosed south west facing garden to enjoy afternoon and evening sun
- Double glazed windows / Gas fired central heating
- Utility area
- Quiet cul-de-sac location yet extremely convenient to many local amenities including Forestside Shopping Complex

The Property Comprises:

Ground Floor

Hardwood front door with glazed top light to . . .

RECEPTION HALL: Ceramic tiled floor, cloaks area under stairs.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor, extractor fan.

UTILITY AREA: Range of low level units, built-in Worcester gas fired boiler, laminate worktops, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, marble tiled floor.

MODERN FULLY FITTED KITCHEN: 33' 2" x 10' 2" (10.11m x 3.1m) Excellent range of high and low level units, marble worktops, Belfast sink unit with mixer tap, built-in glazed display unit, part tiled walls, space for Rangemaster cooker, integrated Bosch coffee machine and microwave, plumbed for American fridge freezer, breakfast island with marble worktops, stainless steel sink unit with mixer tap, integrated dishwasher, floor to ceiling radiator.



Open to ample dining area with uPVC double glazed French doors to . . .

SUN ROOM: 14' 1" x 11' 6" (4.29m x 3.51m) Oak laminate wooden floor, uPVC double glazed French doors to rear garden.



First Floor

LIVING ROOM: 19' 3" x 16' 7" (5.87m x 5.05m) Cast iron wood burning stove with tiled hearth, mature outlook to rear garden, feature glass cube wall.





BEDROOM/STUDY: 13' 1" x 10' 1" (3.99m x 3.07m)



SEPARATE WC: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, porcelain tiled floor, fully tiled walls, extractor fan.

Second Floor

LANDING: Feature Velux window, built-in cupboard.

BEDROOM (1): 16' 2" x 10' 2" (4.93m x 3.1m) Built-in sliding robe, hatch to roofspace, mature outlook to rear garden.

ENSUITE SHOWER ROOM: White suite comprising, low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, walk-in shower cubicle with chrome overhead shower unit and additional attachment, fully tiled walls, ceramic tiled floor, floor to ceiling radiator, extractor fan.



BEDROOM (2): 11' 10" x 10' 2" (3.61m x 3.1m) Pine wooden floor, outlook to front.



BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, bath with chrome mixer tap, porcelain tiled floor, fully tiled walls, extractor fan, Velux window.



BEDROOM (4): 11' 3" x 4' 4" (3.43m x 1.32m) Built-in mirror fronted sliding robes, mature outlook to rear.



Outside

Brick paved driveway with off street parking for two cars. Patio garden laid in limestone paving, ideal for barbecuing and outdoor entertaining, southerly aspect getting afternoon and evening sun.



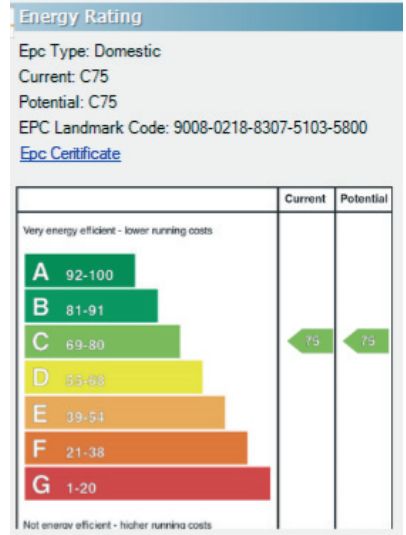


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling along the Annadale Embankment, take the first on the right hand side into Mornington Place.

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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