



Nestled within the heart of South Belfast's vibrant Wellington Square, this superb ground floor apartment is well suited to the young professional or investor alike.

Step inside to discover the spacious accommodation comprising two double bedrooms, principal with an ensuite shower room, main bathroom and a contemporary fitted kitchen leading into an open plan living/dining area. This apartment benefits from a south facing patio area. In addition, there is secure covered allocated parking accessed via electric gates.

With its prime position, this is an excellent opportunity to acquire a well-appointed property in a highly sought after residential area close to Ormeau Road, Stranmillis, Queen's University Belfast & Belfast City Centre.

Offers Over
£199,950

Wellington Square
Apartment 4,
9 Lagan Way,
BELFAST,
BT7 3LL

Viewing by
appointment
through agent
028 9066 3030

- Well-Presented Ground Floor Apartment
- South Facing Patio Area
- Two Double Bedrooms with Principal Ensuite Shower Room
- Contemporary Kitchen with Integrated Appliances
- Open Plan Kitchen/Living/Dining Area
- Spacious Reception Hall
- Gas Fired Central Heating
- Secure Gated Covered Car Parking with Lift Access to Communal Hallway
- Suited to Young Professionals or Investors



The Property Comprises:

Ground Floor

Communal front door. Access to Apartment 4:

Hardwood front door to:

RECEPTION HALL: Oak wooden floor. Low

voltage spotlights. Glazed double doors to:

LIVING/DINING/KITCHEN: 22' 1" x 17' 0"

(6.73m x 5.18m) Modern fully fitted kitchen with range of high and low level units, granite work surfaces, single drainer stainless steel single drainer sink unit, mixer taps, plumbed for washing machine, built-in oven, four ring gas hob, stainless steel splashback and extractor hood. Integrated fridge and freezer, integrated dishwasher, ceramic tiled floor. Aluminium double glazed access door to patio garden.

Open to living and dining area with oak wooden floor, low voltage spotlights. Built-in cupboard with Ferrolli gas fired boiler. Additional built-in storage cupboard.

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BEDROOM (1): 17' 2" x 9' 10" (5.23m x 3m)
(at widest points). Low voltage spotlights.
PVC French doors to courtyard. Built-in robe
with mirrored sliding doors.

ENSUITE SHOWER ROOM: White suite
comprising close coupled wc, floating wash
hand basin, chrome mixer taps. Built-in
shower cubicle with chrome shower unit, tiled
splashback, part tiled walls, ceramic tiled floor,
extractor fan, low voltage spotlights.

BEDROOM (2): 12' 10" x 8' 6" (3.91m x
2.59m) Low voltage spotlights.

BATHROOM: White suite comprising close
coupled wc, floating wash hand basin,
chrome mixer taps, panelled bath with shower
screen, built-in chrome shower unit, tiled
splashback, ceramic tiled floor, extractor fan.

Outside

Enclosed paved patio area ideal for
barbecuing and outdoor entertaining to get
afternoon and evening sun. Views across
River Lagan and Belfast Boat Club.
One underground car parking space and
communal parking located at the front of the
building.



Telephone 028 9066 3030
www.templetonrobinson.com

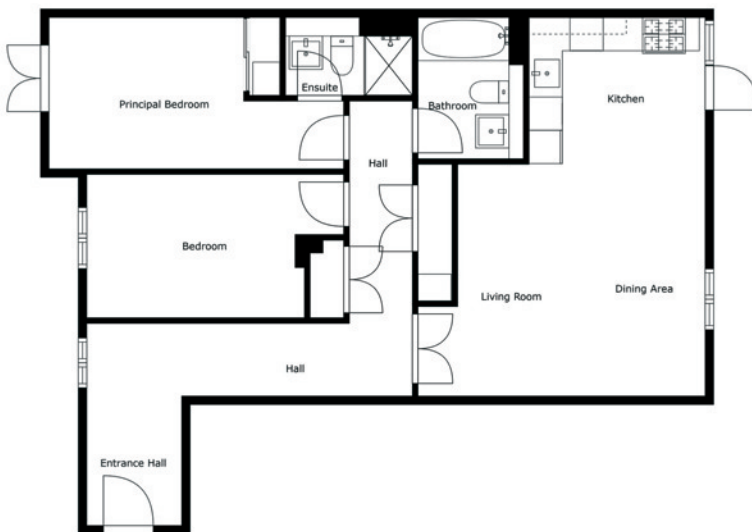
Management company

Charterhouse.

£101 per month .

Location:

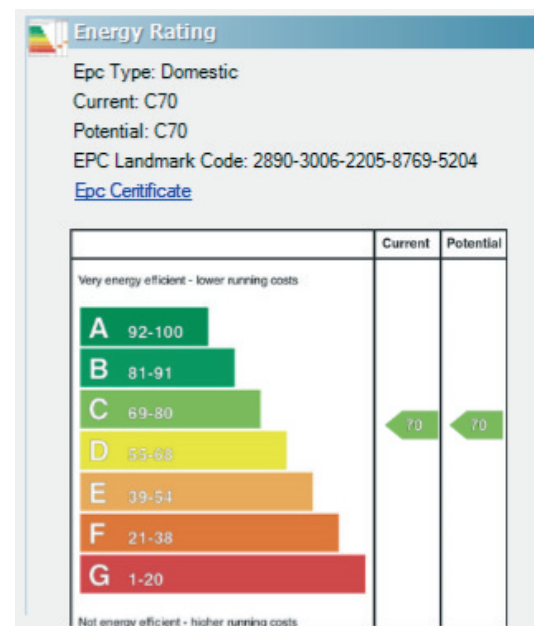
Travelling away from the city on Annadale Embankment with the River Lagan on your right, Lagan Way is on your left immediately before the entrance to Wellington Square.



Sizes And Dimensions Are Approximate. Actual May Vary.



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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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