COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



21 College Heights, Wellington Square, Belfast, BT7 3LG

- Spacious Mid Town House Property
- Lounge; Gas Fire
- Utility Room
- Gas Heating; PVC Double Glazing
- Private Balcony & Enclosed Rear Garden
- Four Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; Shower Room; En Suite
- Private Driveway; Integral Garage
- Well Presented Throughout

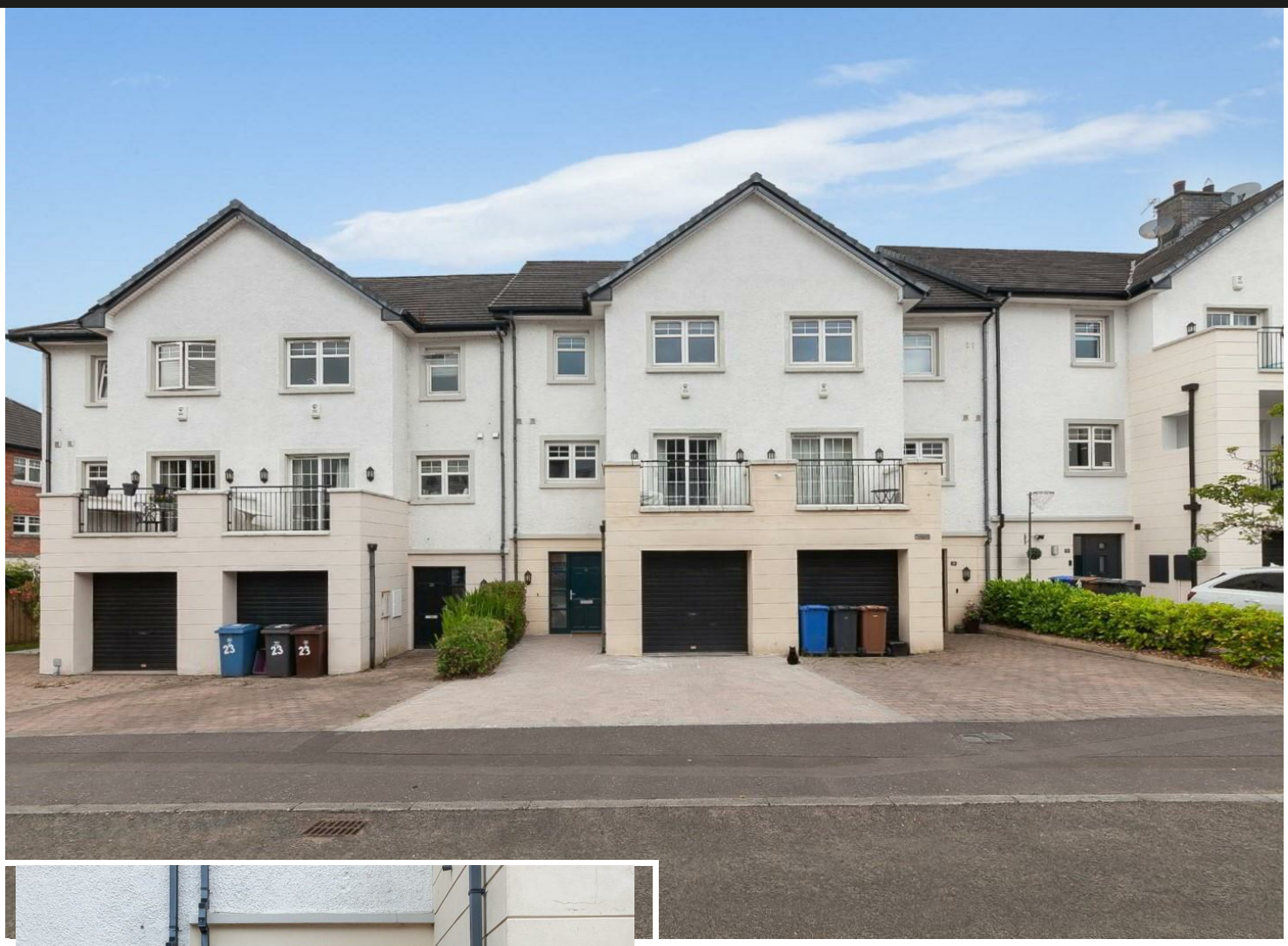
Offers Over £335,000

EPC Rating C





21 College Heights, Belfast, BT7 3LG





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with matching double glazed side screen. Tiled floor. Stairwell to first floor. Access to under stairs store. Access to integral garage. Access to store.

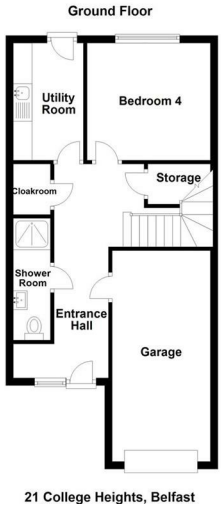
BEDROOM 4 10'9" x 10'4"

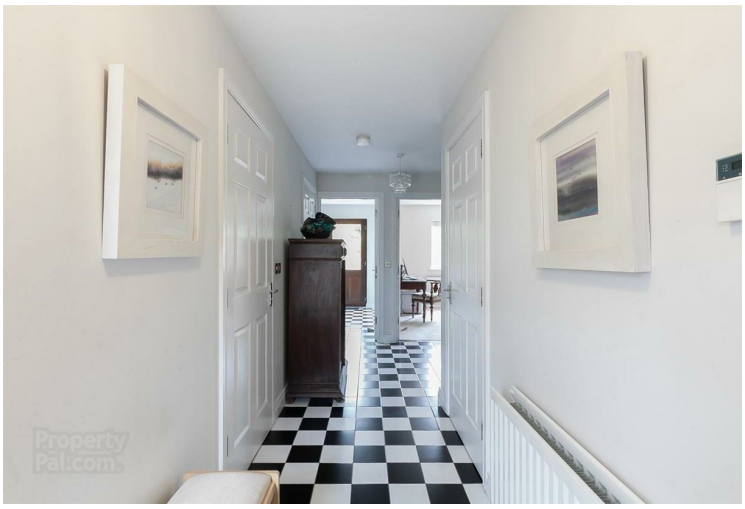
SHOWER ROOM

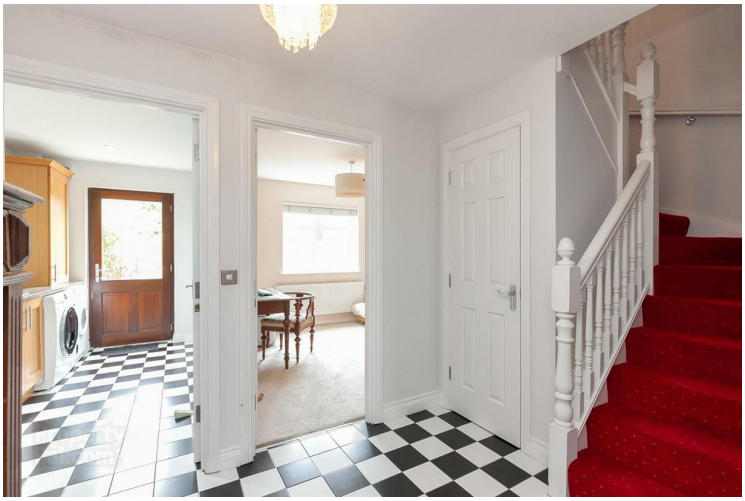
Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower. Half tiling to walls. Tiled floor.

UTILITY ROOM 10'4" x 6'2"

Range of fitted low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Tiled floor. Hardwood, double glazed door to rear garden.







FIRST FLOOR

LANDING
Stairwell to second floor.

LOUNGE 17'4" x 10'5"
Gas fire in cast iron fireplace with granite hearth and timber surround. PVC double glazed sliding door to Juliet style balcony.

KITCHEN THROUGH DINING ROOM 17'7" x 14'5" (wps)
Modern fitted kitchen with range of high and low level storage units with contrasting, solid granite work surface. Inlaid stainless steel 1.5 bowl sink unit. Integrated gas hob with glass splashback and stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor. PVC double glazed, sliding patio door to private balcony area.

BATHROOM
Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and concealed cistern WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

SECOND FLOOR

LANDING
Slingsby style ladder to partially floored roof space for storage.

PRINCIPAL BEDROOM 17'3" x 10'5" (wps)
Rural views to rear.

DELUXE EN SUITE SHOWER ROOM
Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Half tiling to walls. Tiled floor.

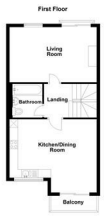
BEDROOM 2 14'5" x 9'6" (wps)

BEDROOM 3 13'2" x 8'0" (wps)

EXTERNAL
Private driveway finished in brick pavior.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden, finished in lawn, paved patio area, bedding and range of plants, trees and shrubbery.
Outside tap.

INTEGRAL GARAGE 18'8" x 8'9"
PVC coated roller shutter door. Power, light and access to entrance hall.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, four bedroom, mid town house property, situated within the highly sought after Wellington Square development, Annadale Embankment, South Belfast.

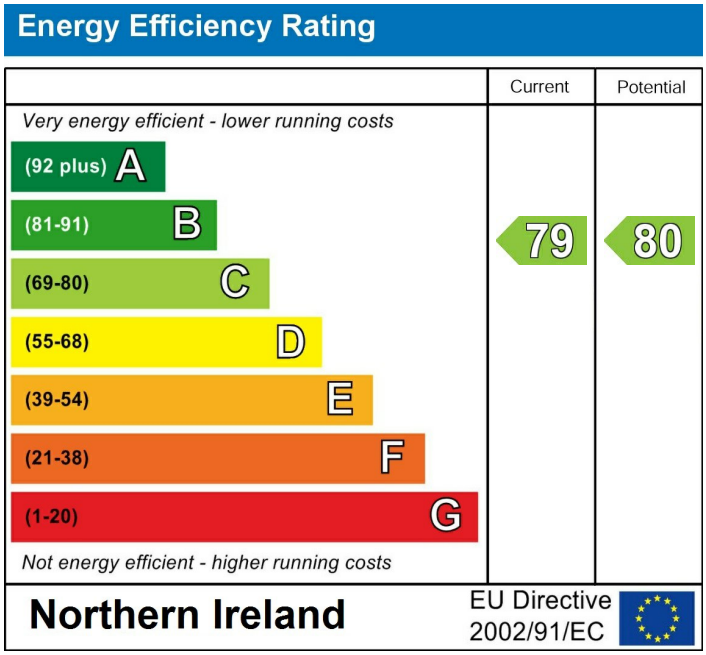
The property comprises entrance hall, utility room, shower room, lounge, kitchen through dining room, bathroom, and four well-proportioned bedrooms, to include principal en suite.

Externally, the property enjoys private driveway finished in brick pavior, integral garage, private balcony, and enclosed rear garden.

Other attributes include gas heating, PVC double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE® We invest in people Gold
PRS Property Redress Scheme
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
Proudly sponsoring
Northern Ireland Children's Hospice
WE ARE MACMILLAN. CANCER SUPPORT