



## 1 Mornington, Annadale Avenue, Belfast, BT7 3JS

**Asking Price £645,000**

Tucked away off Annadale Avenue on a large private site, 1 Mornington was formally The Coach House which led to Annadale Hall. It is now a unique detached home, tastefully extended by the current owners, creating a family home that extends to approximately 2300 sq.ft.

The accommodation of this fine home consists of 3 well proportioned ground floor bedrooms, with the Master Bedroom benefiting from a sitting area, kitchen, large dressing room and en-suite bathroom.

The other 2 ground floor bedrooms also enjoy en-suite shower rooms as-well as dressing room areas.

Completing the ground floor accommodation there is a shower suite and utility room.

Bedroom 4 / study is located on the first floor.

There are 3 reception rooms on the first floor, with 1 providing access to a large private balcony that overlooks the mature gardens. Completing that level is a great size kitchen that opens to a family dining area.

Outside the property is approached by a 100 yard woodland driveway that leads to ample parking. There are well maintained and private gardens surrounding the property with a vast array of mature plants, trees and shrubs.

Annadale Avenue offers excellent access to Stranmillis, Malone, Belfast City Centre and Forestside Shopping Centre. Leading schools are also close by, making this a prime location for those looking for convenience on their doorstep

- Extended detached residence
- Master bedroom with sitting area, kitchen, large dressing room and ensuite bathroom
- Three reception areas
- Ground floor shower suite & Utility room
- 100 yard woodland driveway
- Three bedrooms (3 ground floor) Bedroom 4 / study 1st floor
- Three of the bedrooms with en-suite and dressing room areas
- Kitchen with family dining area
- Oil fired central heating & double glazed windows
- Private and mature site

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

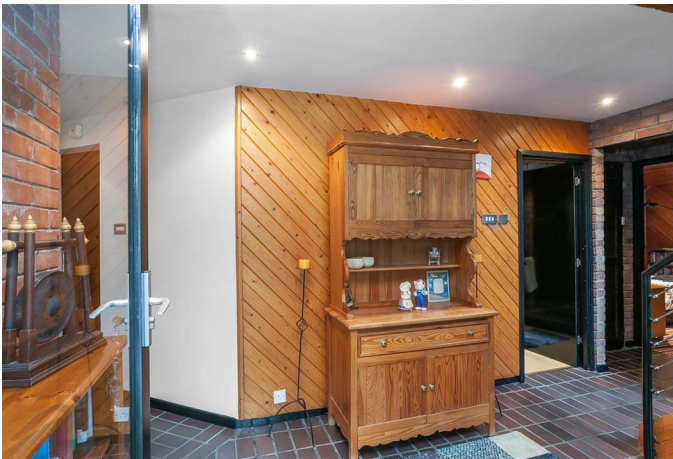
**The accommodation comprises**  
Aluminium and glass panelled front door leading to the entrance porch.

### Entrance porch



Aluminium and glass panelled inner door to entrance hall.

### Entrance hall



Tiled floor, cloaks storage.

### Master Bedroom 14'2 x 10'9 (4.32m x 3.28m)



Laminate flooring, recessed spotlights, open to sitting area.

### Sitting Area and Kitchen 20'3 x 6'3 (6.17m x 1.91m)



Sink, Marble surfaces, integrated Neff fridge and storage. Underfloor heating.

### Dressing Area 13'8 x 10'1 (4.17m x 3.07m)



Excellent range of built in robes, tiled floor, recessed spotlights.

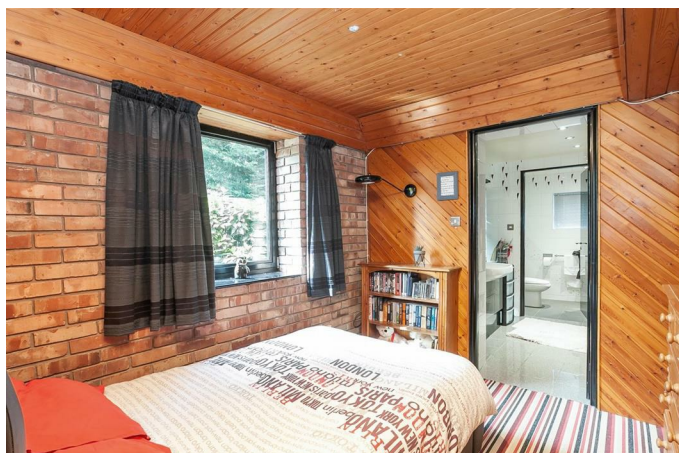
### En-Suite 11'4 x 7'1 (3.45m x 2.16m)



Comprising jacuzzi bath, Aqualisa shower, wash hand basin with marble surfaces and storage below, separate shower with Mira vigour shower low flush w/c, part tiled

walls, extractor fan, recessed spotlights, tiled floor, sliding door access to the rear gardens.

### Bedroom 2 9'6 x 8'8 (2.90m x 2.64m)



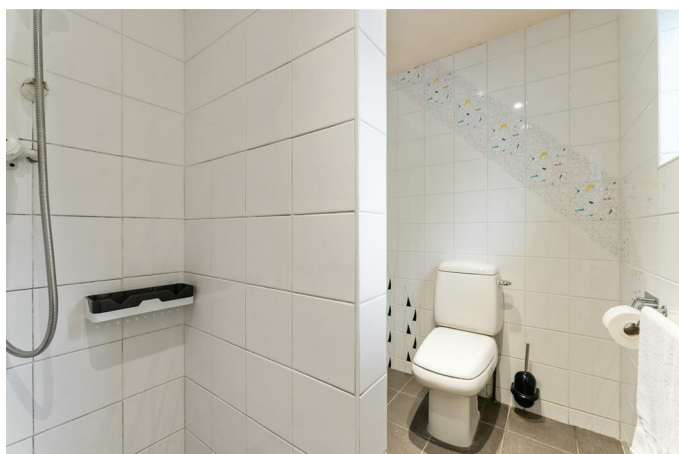
Exposed brick and wood panelled walls, wood panelled ceiling.

### Dressing room area 7'7 x 7'4 (2.31m x 2.24m)



Built in storage, recessed spotlights, wash hand basin with storage below, tiled floor and tiled walls.

### En-suite 7'5 x 5'3 (2.26m x 1.60m)



Walk in shower with Aqualisa shower, low flush w/c, Fully tiled walls and tiled flooring.

### Bedroom 3 13'9 x 9'4 (4.19m x 2.84m)



Part wood panelled and exposed brick walls, wood panelled ceiling.

### Dressing room area 7'9 x 6'9 (2.36m x 2.06m)



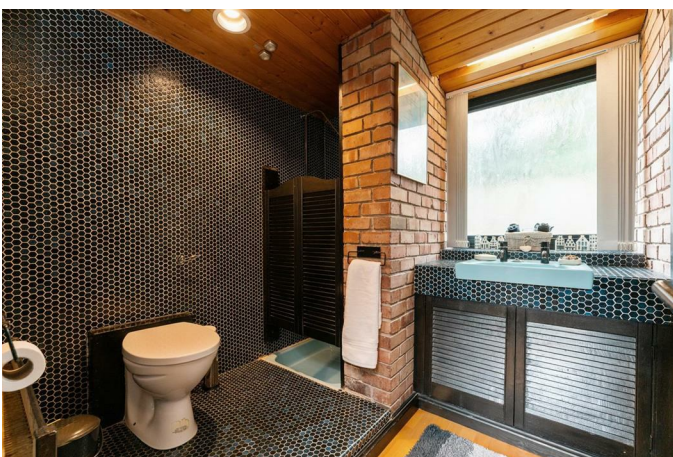
Built in storage, wash hand basin with granite surfaces and storage below, fully tiled walls, tiled floor.

**En-suite 7'6 x 4'7 (2.29m x 1.40m)**



Built-in shower with Triton shower, low flush w/c, fully tiled walls, tiled floor, recessed spotlights.

**Shower room 7'8 x 7'1 (2.34m x 2.16m)**



Comprising shower cubicle with chrome shower fittings, low flush w/c, wash hand basin with storage below, hot press with large storage, part tiled and part exposed brick walls, wood flooring, wood panelled ceiling.

**Utility Room**

Sink Unit. Plumbed for washing machine.

**1st floor**



**Bedroom 4 / study 14'1 x 7'6 at widest points (4.29m x 2.29m at widest points)**



Roof window. Currently being utilized as a study.

**Living Room 16'3 x 13'1 (4.95m x 3.99m)**



Wood flooring, large wood burner, recessed spotlights, open to the kitchen / dining area.

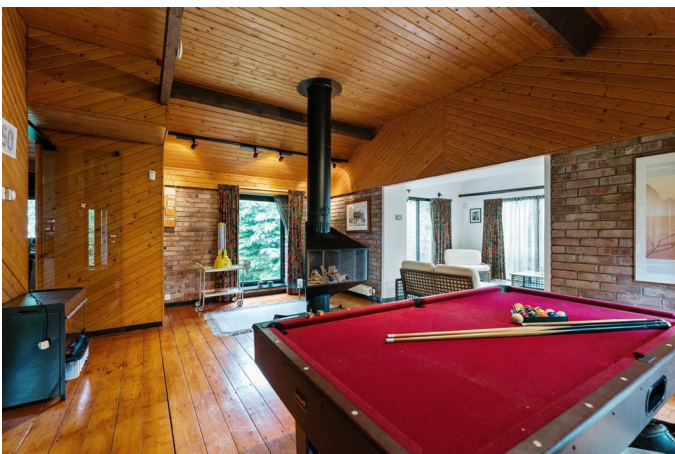
**Kitchen / Dining area 21'3 x 8'3 (extending to 15'3 (6.48m x 2.51m (extending to 4.65m)**



Range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, Formica work surfaces, 4 ring hob with extractor fan and under oven, plumbed for dishwasher, Integrated fridge freezer, part tiled walls, part wood panelled walls and wood panelled ceiling, Amtico flooring



**Family Dining Area 16'5 x 13'7 (5.00m x 4.14m)**



Wood burner, timber flooring, built in

storage, wood panelled ceiling and original roof beams.

**Lounge 16'5 x 13'7 (5.00m x 4.14m)**



Vaulted Ceiling. Sliding doors to the left leading to a large private balcony with steps to the gardens.

**Balcony**



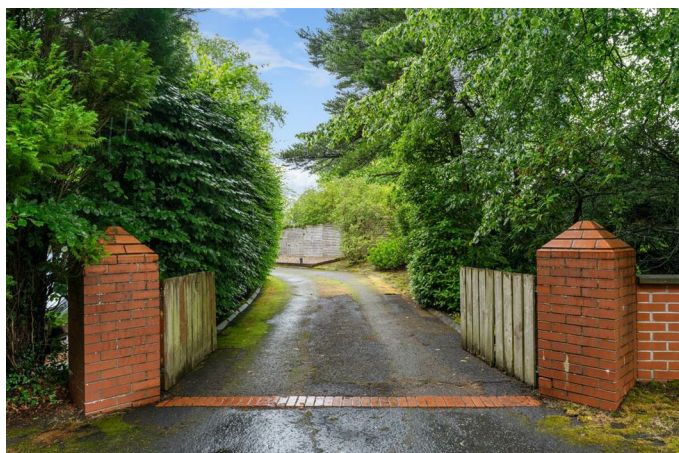
**Gardens**



Brick paved patio area to the front with well maintained lawn, flower beds with extensive range of plants, trees and shrubs.

Bounded by fencing around the front, side and rear of the property. Side gardens laid in lawn, garden shed.

### Outside Area



Fantastic and mature setting with woodland 100 yard driveway to parking area. Outside water tap and lights and cameras around the perimeter of the building

### Driveway



The driveway is lit with kerbside lighting, with an extensive range of mature plants, trees and shrubs. There is ample parking for 4-5 cars.

### Key Features

#### Key Features

Extended detached residence  
100 yard woodland drive way  
Private and matured site  
Oil fired central heating and double glazed windows  
Fully operated alarm system

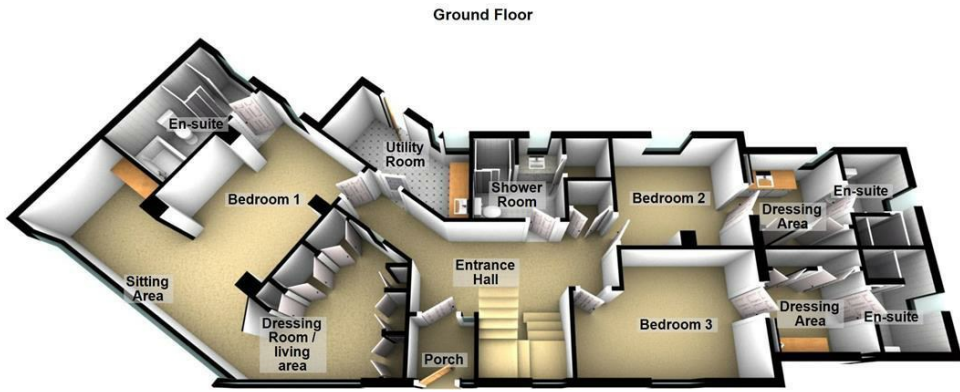
#### Ground floor

- Master bedroom consisting of Dressing Room, sitting area, kitchen (with integrated Neff Fridge), underfloor heating and en-suite (full bathroom)
- 2 other bedrooms consisting of dressing rooms and en-suites
- Utility Room leading out to the rear of the property
- A family shower room

#### First floor

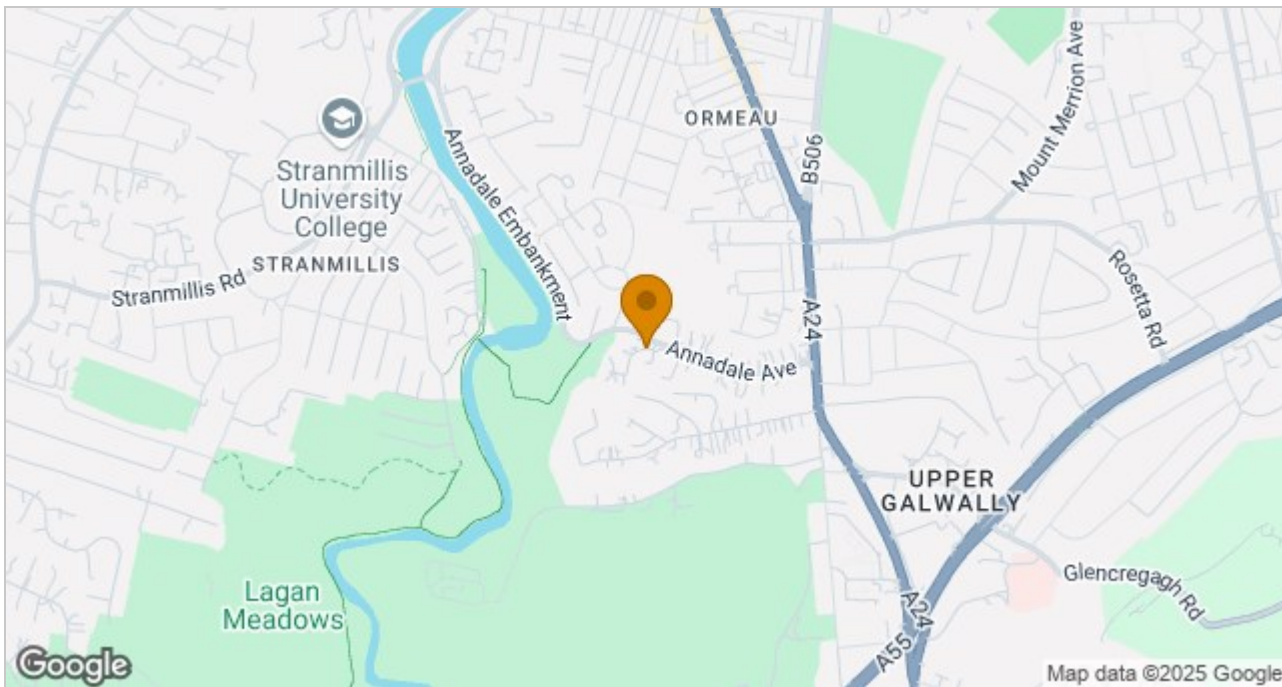
- 4th bedroom (currently used as a home office)
- Kitchen and dining area leading into a living room
- Lounge
- Dining room leading out to a spacious balcony with direct access to the garden

# Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

# Area Map



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