

GERARD MCCLINTON  
ESTATE AGENT



10 Annadale Square, Belfast, BT7 3LT  
Offers in the region of £259,950

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# 10 Annadale Square

Belfast, BT7 3LT

- Spacious 4-bed townhouse in prime Annadale Embankment location
- Large living dining room for comfortable entertaining
- Master bedroom with en suite
- Family bathroom with bath and shower cubicle
- Off-street parking, large rear garden, and decked area for entertaining
- Immaculate presentation, ready to move in location
- Stylish white fitted kitchen with integrated appliances
- Ground floor WC
- Gas heating and double glazing
- Option to purchase fully furnished

Introducing a stunning three-storey townhouse in the sought-after Annadale Embankment area. With a prime location just minutes away from Stranmillis and the Ormeau Road, this beautifully presented home offers a wealth of nearby cafes, bars, and restaurants.

Meticulously maintained, this impeccably presented property is perfect for all buyers, particularly young professionals seeking a hassle-free move. The property features a bright entrance hall, ground floor cloakroom, and a spacious open plan living and dining area. The kitchen boasts white fitted units and integrated appliances. Upstairs, you'll find four bedrooms, including a master with en suite and Juliette balcony, as well as a main family bathroom with a four-piece suite.

Outside, enjoy a block paved driveway for two cars, a large decked area for entertaining, and a generous rear garden measuring approximately 20 meters.

Don't miss out on this exceptional townhouse. Contact us today to arrange a viewing and secure your dream home.



## Entrance Hall

## Cloakroom / WC

8'6" x 2'10" (2.6 x 0.87)

## Open Plan Living / Dining Room

25'5" x 11'4" (7.77 x 3.46)

## Kitchen

10'9" x 9'6" (3.3 x 2.9)

## First Floor Landing

## Master Bedroom

12'3" x 11'4" (3.74 x 3.46)

## En Suite Shower Room

8'6" x 2'10" (2.6 x 0.87)

## Bedroom

10'5" x 9'10" (3.2 x 3.0)

## Bathroom

7'5" x 9'2" (2.27 x 2.8)

## Second Floor Landing

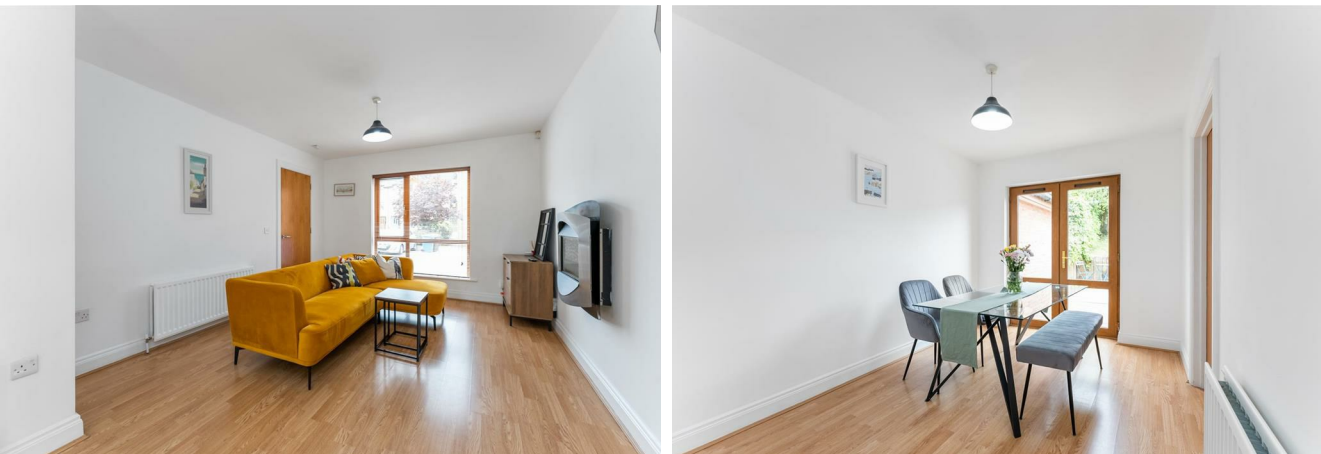
## Bedroom

14'7" x 9'3" (4.47 x 2.83)

## Bedroom

11'1" x 6'5" (3.4 x 1.98)

## Outside





## Directions





## Floor Plans



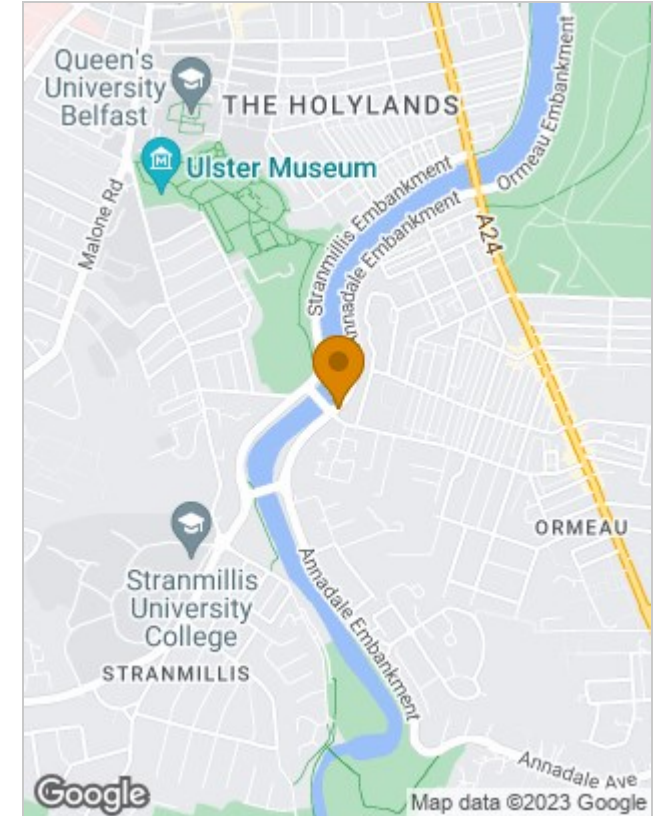
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmclinton.co.uk](mailto:info@gerardmclinton.co.uk) <https://www.gerardmclinton.co.uk>

## Location Map



## Energy Performance Graph

