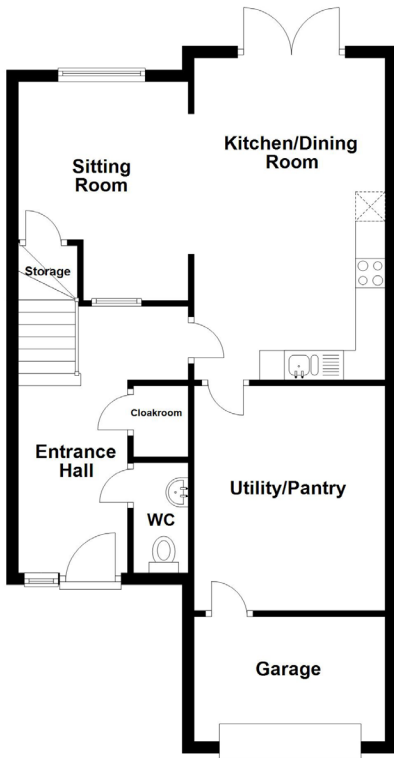
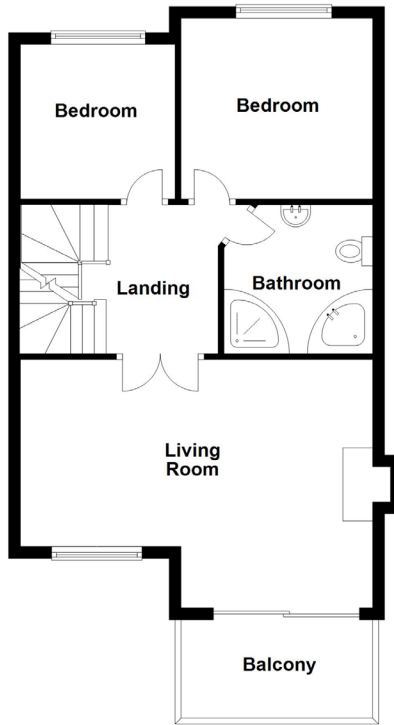


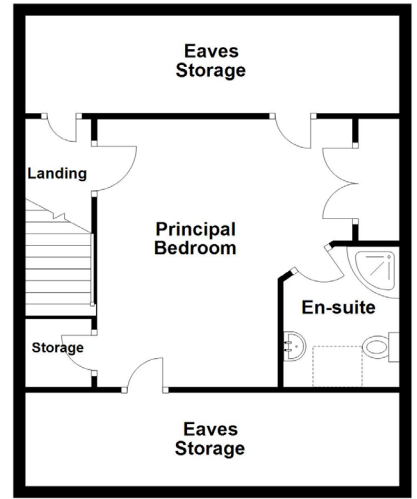
Ground Floor



First Floor



Second Floor



Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

3 Upper Courtyard, Belfast

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

McGEOWN

🏠 PROPERTY SALES 🔑 LETTINGS 📁 MANAGEMENT

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3 Upper Courtyard, Wellington Square, Belfast BT7 3LJ

Offers Around £295,000

**Viewings Strictly by Appointment
with Sole Agents.**

This exceptional townhouse is situated within a private cul-de-sac in a quiet residential area of South Belfast. With its excellent location this property offers ease of access to the wide range of amenities the Ormeau Road, Stranmillis Village and Forestside have to offer as well as leading schools and transportation, ensuring a convenient lifestyle for residents of all ages.

This modern home offers bright well proportioned accommodation throughout; internally comprising open plan kitchen dining room through to living area, integral garage/utility room, downstairs W.C and cloakroom to the ground floor. On the second floor is a bright spacious lounge, two bedrooms and a family bathroom, and on the third floor there is a further master bedroom with ensuite shower room. In addition the property benefits from gas fired central heating and UPVC double glazing throughout. Externally there is a beautifully maintained landscaped garden to rear, first floor paved balcony with seating area, and driveway with parking for two cars to front. Due to the sought after location and versatile accommodation this delightful property has to offer, this is an excellent opportunity to acquire such a home and is sure to appeal to a wide range of prospective buyers.

MCGEOWN



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Property Features

- Superb Modern Townhouse Offering Bright and Spacious Accommodation Throughout
- Solid Wood Kitchen With Range of Appliances, Open Plan to Dining and Living Area
- Separate Bright Spacious Lounge With Access to South East Facing Balcony
- Three Good Sized Bedrooms, Master With Ensuite Shower Room
- Family Bathroom With White Four Piece Suite and Separate Downstairs W.C
- Integral Garage Partially Converted into Utility Room With Additional Garage Storage
- Beautifully Maintained Fully Enclosed Landscaped Garden
- Driveway Parking With Space for Two Cars and Additional Visitor Parking
- Gas Fired Central Heating and UPVC Double Glazed Windows Throughout

Entrance:

Composite high security extra wide front door with privacy glass side panels.

Ground Floor

Entrance Hall:

Ceramic tiled floor. Cloaks cupboard and separate storage cupboard with light.

W.C:

Pedestal wash hand basin, dual flush close coupled W.C, part tiled walls and ceramic tiled floor.

Open Plan Kitchen Dining Room:

5.49m (18'0) x 3.4m (11'2)
Range of high and low solid wood shaker style units with granite worktop surfaces, stainless steel sink unit with mixer taps, Neff electric oven and Neff combi oven/microwave, gas hob with concealed extractor fan, integrated fridge/freezer, integrated dishwasher. Low voltage spotlights. Part tiled walls and ceramic tiled floor leading to dining area with laminate wood strip flooring.
Feature built in TV console cabinet with integrated shelving and radiator cover. UPVC double doors accessing rear garden. Leading to...

Living Area:

3.73m (12'3) x 2.44m (8') at widest point
Built in bookshelves. Understairs storage. Laminate wood strip flooring.

Integral Garage/Utility Room:

3.68m (12'1) x 3m (9'10)
Garage partially converted to utility room, plumbed for washing machine, space for fridge/freezer and additional appliances, high level storage cupboards. Power and light.

Integral Front Garage:

3m (9'10) x 2.13m (7')
'Ideal Heating' gas fired combi boiler. Up and over insulated door. Power and light.

First Floor Landing

Lounge:

5.79m (19'0) x 3.96m (13')
Feature fireplace with wooden surround, granite inset and hearth and remote control gas fire inset, vertical radiator, low voltage spotlights. UPVC sliding double doors to South East facing paved balcony overlooking the green.

Bedroom One:

2.59m (8'6) x 2.59m (8'6)



Bedroom Two:

3.23m (10'7) x 3.07m (10'1)
Low voltage spotlights.

Built in wardrobes, under eaves storage cupboards with light. Low voltage spotlights. Velux windows.

Additional first floor paved balcony with views over the green, accessed via lounge.

Bathroom:

Four piece bathroom suite comprising; vanity wash hand basin with mixer tap and storage below, dual flush close coupled W.C, corner bath with mixer taps and hand held shower, fully tiled corner shower cubicle with thermostatically controlled shower, chrome heated towel rail, extractor fan, low voltage spotlights, part tiled walls and tiled floor.

Ensuite Shower Room:

Wall hung wash hand basin with mixer taps and chrome towel rail, dual flush close coupled W.C, fully tiled corner shower cubicle with thermostatically controlled shower, chrome heated towel rail, part tiled walls and tiled floor. Velux window. Low voltage spotlights.

To the front there is driveway parking for two cars and ample additional communal guest parking on paved green area. Outside tap and electric supply. Access to garage.

Management Company:

Charterhouse Property Management Ltd
Service Charge: £148.00 p/annum (£74.00 paid half yearly).

Second Floor Landing

Velux window. Under eaves storage.

Outside:

Immaculately kept landscaped garden with sandstone paved patio area and timber decking overlaid with artificial grass, bordered with well stocked flower beds and stone pebble edging, all fully enclosed with timber fencing. Outside lights and outside tap.

Rates Payable:

£1912.90 per annum approx.

Master Bedroom:

4.27m (14'0) x 3.99m (13'1) at widest point

Viewings:

By appointment only with the Selling Agent, Amy Cochrane, McGeown Estate Agents.