



## 15 Upper Courtyard, Annadale Avenue, Belfast, BT7 3LJ

**Asking Price £275,000**

Of recent construction this modern townhouse located in the Upper Courtyard on Annadale Avenue, Belfast. This delightful property boasts three bedrooms, spacious lounge / dining with access to balcony overlooking the communal green space, fitted kitchen/dining with built in appliances, downstairs w/c and new white bathroom suite on the first floor. The property also benefits from a gas heating system, double glazing, driveway with ample parking leading to integral garage and enclosed rear garden laid in lawns. Situated near Queens University, this townhouse offers convenience for young professionals or academics looking for a comfortable and stylish home. It is in close proximity to the Lagan Tow Path which leads to the city centre providing easy access to all the amenities and attractions Belfast has to offer.

In the vibrant neighbourhood of Stranmillis, you'll find an array of shops, cafes, and restaurants just a stone's throw away from your doorstep. Whether you're looking for a relaxing cup of coffee or a delicious meal, you'll be spoilt for choice in this lively area. This property is ideal for those seeking a modern and well-appointed home in a sought-after location. Don't miss the opportunity to make this townhouse your own and enjoy the best of what Belfast has to offer.

- End Town House
- Modern Kitchen / Dining With Built-In Appliances
- Spacious Lounge / Dining with Access to Balcony
- Gas Heating / Double Glazed
- Integral Garage
- Three Bedrooms
- Downstairs w/c
- New White Bathroom Suite
- Driveway With Ample Parking
- Enclosed Rear Garden

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lowest running costs		
(81-91) B			
(69-80) C		69	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

## Entrance Hall



Hardwood front door to entrance hall. Laminate flooring. Access to garage.

## Down-stairs w.c

Sink unit. Low flush w.c Part tiled walls. Tiled flooring.

## Contemporary Kitchen / Dining 15'0 x 10'5 (4.57m x 3.18m)



Excellent range of high and low level units, Quartz worktop, built in Miele hob and overhead extractor fan, integrated Miele oven and microwave above, pull out larder cupboard, integrated Miele dish-washer, & fridge, Spot-lights. Tiled flooring. Pvc doors providing access to garden.



**Bedroom Three 8'4 x 8'4 (2.54m x 2.54m )**



**Built in robe.**

**First Floor**

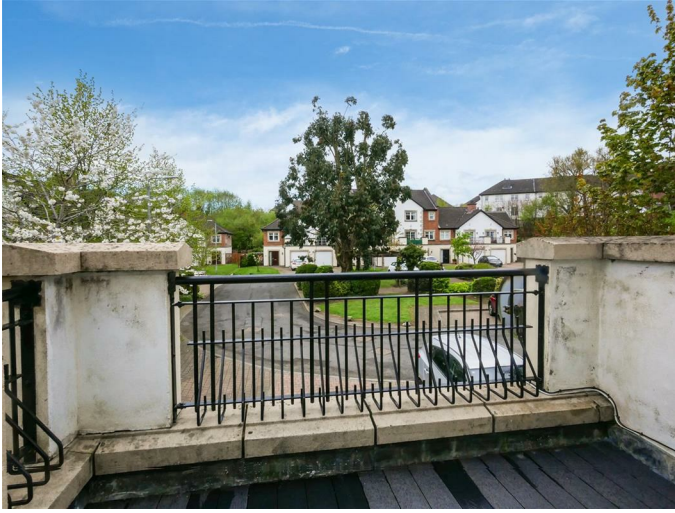
**Lounge / Dining 19'6 x 13'1 (5.94m x 3.99m )**



**(at widest point)**

**Granite fire-place with wooden surround granite hearth. Double glazed sliding doors and balcony with new composite decking.**





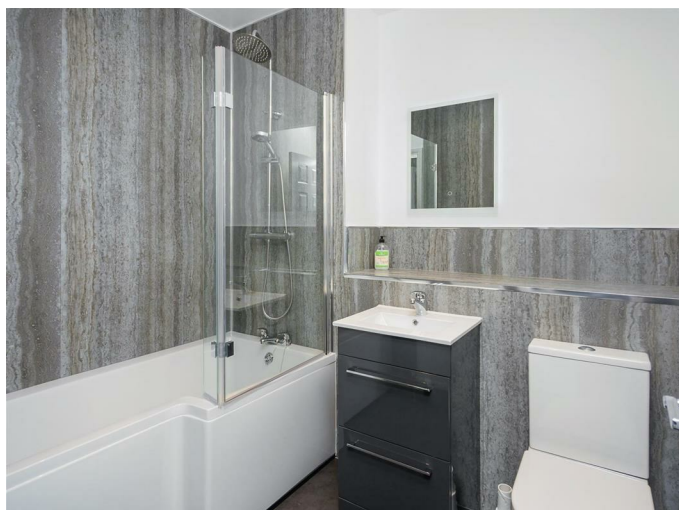
**Bedroom One 10'6 x 9'9 (3.20m x 2.97m)**



### Bedroom Two 8'9 x 8'4 (2.67m x 2.54m)



### New White Bathroom Suite



Comprising P-shaped bath with mixer taps with chrome drench head and hand shower attachment. wash hand basin with mixer taps with storage below, illuminated mirror above, low flush w.c Spot-lights.

### Landing

Double built in storage. Access to the roofspace.

### Outside Front

Brick paved driveway with ample parking leading to integral garage.

### Integral Garage 20'5 x 9'8 (6.22m x 2.95m)

Up and over door. Housing gas boiler.

## Outside Rear



Enclosed rear garden laid in lawn, flagged patio area. Bordered by timber fencing. Pathway to front of property.



## Communal Area

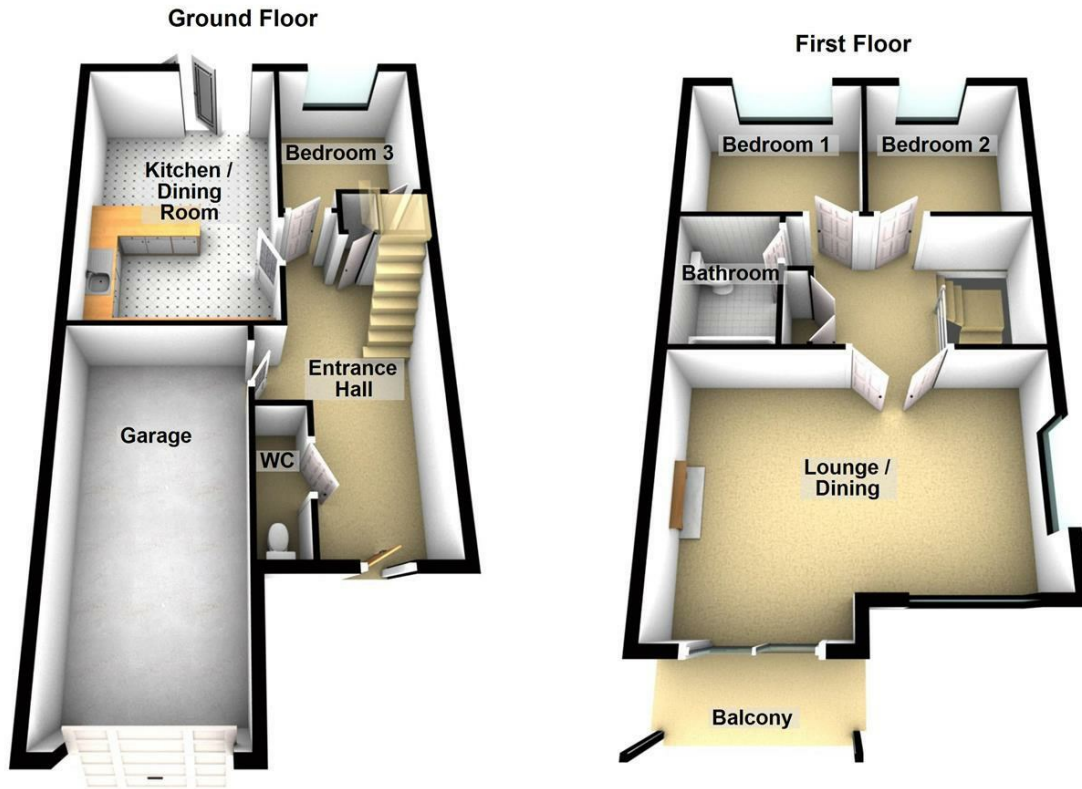


## Additional Information

Rates Per Annum 2023/2024 £1545.00

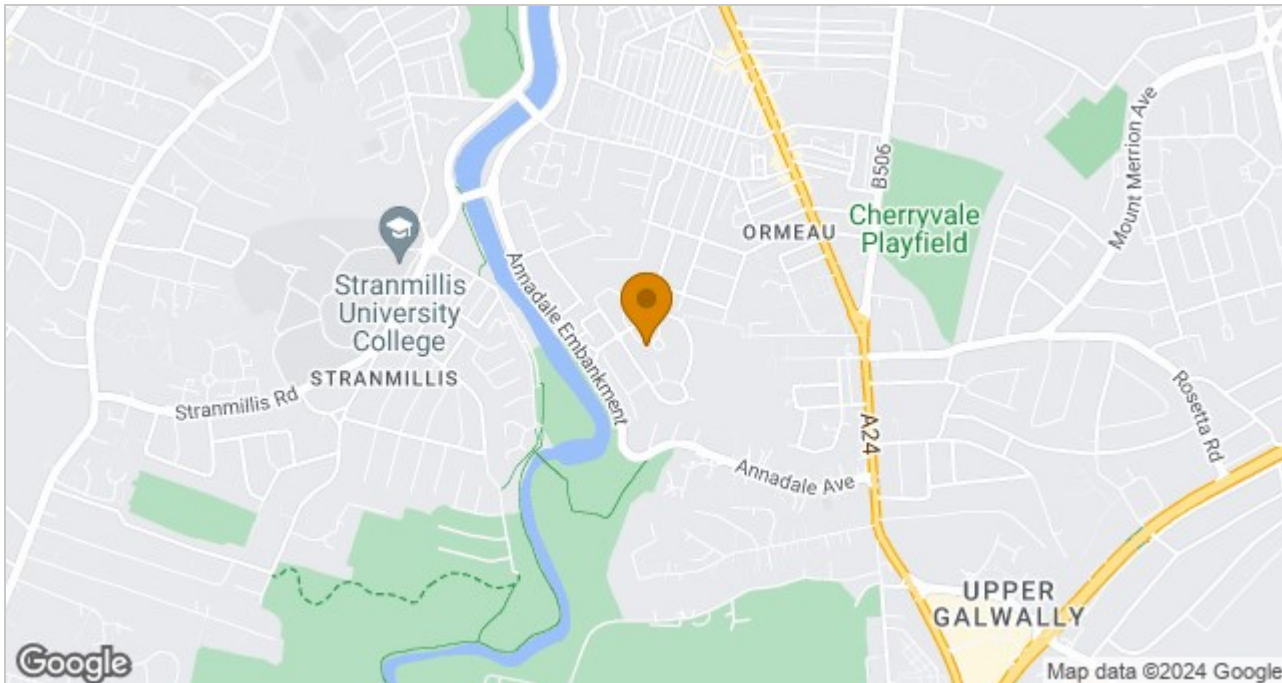
Service Charge £142.00

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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