



7C Mornington,
BELFAST,
BT7 3JS

Offers Over
£765,000

Viewing by
appointment with
& through agent
028 90 663030



A superb, recently built family home situated on a private, corner site in a very popular location. Conveniently positioned for those seeking good access to the City Centre, Belfast City Airport and many other local towns. The convenience of local schools and the vibrant Ormeau Road and Stranmillis Village will make this an attractive proposition for a prospective purchasers.

The accommodation is finished to an extremely high standard throughout comprising excellent family accommodation. There is an entrance hall with cloakroom/wc, sitting room and open plan modern fitted kitchen to casual living and dining area with bespoke Robinsons built in furniture. There is a matching utility room. There are four well

proportioned bedrooms, two with ensembles and main family bathroom.

Additionally the property benefits from PVC double glazed windows, gas fired central heating (underfloor on the ground floor) and Smart heating system, and security CCTV system.

There are inviting entrance gates with paved parking for 2/3 cars to the front and side, enclosed rear gardens in lawns with paved patio and paths. There is an attached garage and Myenergi car charger.

We can highly recommend an internal inspection to appreciate the quality of this fine home.



- Superb Detached Home Finished to a Very High Quality of Finish Throughout on a Quiet Corner Site
 - Entrance Hall with Cloakroom/wc with Automatic Closing
 - Sitting Room to the Front
 - Robinsons Modern Fitted Kitchen with Range of Gaggenau Integrated Appliances
- Open Plan to Casual Living and Dining Room with Bespoke Robinsons Built in Furniture and Access to Rear Patio
 - Matching Utility Room
 - Four Well Proportioned Bedrooms, Two With Ensuites
 - Modern Family Bathroom
- Smart Gas Heating with Under Floor on the Ground Floor, Double Glazed Windows
 - Surround Sound Speaker System and CCTV Security System
 - Inviting Electric Entrance Gates to Paved Parking for Three Cars
 - Enclosed Rear Gardens in Lawns with Paved Patio
- Ideal Location Close to the Vibrant Ormeau Road and Stranmillis Village, and all the Amenities they are to offer
- 13 x REC Alpha Pure Series 400W All Black solar panels / 13 x Solaredge Optimisers / Solaredge SE4000 1PH Inverter / 10Kw Solaredge Battery
 - Eddi Solar Immersion (Solar Hot Water) / Ring V2 Doorbell Pro
 - Zappi 2.0 car charger / Retro Touch Glass Series Sockets (in Utility and Kitchen)

The Property Comprises:

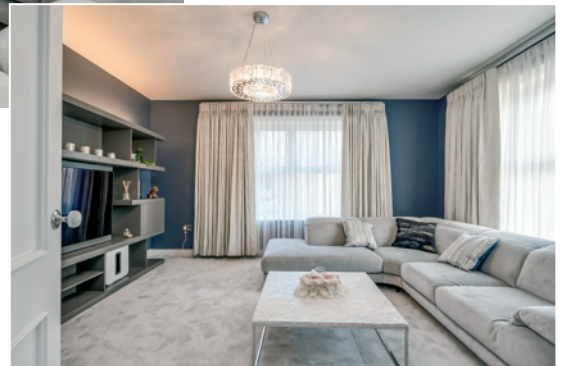
Ground Floor

Composite front door and glazing to . . .

ENTRANCE HALL: Understairs storage, tiled floor.

CLOAKROOM: Automatic closing low flush wc, vanity unit with wash hand basin, tiled splashback, ceramic tiled floor, low voltage spotlights.

SITTING ROOM: 15' 3" x 12' 6" (4.65m x 3.81m) (at widest points).



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING ROOM: 22' 7" x 14' 8" (6.88m x 4.47m) (at widest points). Range of high and low level units, Dekton work surfaces, Silestone splashback, twin Franke sink unit, Quooker tap with hot water and sparkling water, Miele integrated fridge freezer, integrated Siemens dishwasher, Gaggenau wine fridge, splashback, large island unit with Gaggenau two ring gas hob barbeque, built-in hob, tiled floor, low voltage spotlights, integrated music system, electric blinds, concealed lighting, Gaggenau double ovens, sliding doors to rear, bespoke Robinsons built-in units and shelving, electric fire, porcelain tiled floor.



UTILITY ROOM: 13' 8" x 5' 8" (4.17m x 1.73m) (at widest points). Robinsons built-in units, Bosch fridge freezer, drinks cabinet, sink, plumbed for washing machine, space for tumble dryer, splashback, ceramic tiled floor, composite door to side.



First Floor

LANDING: Access to roofspace, electric blinds, walk-in airing cupboard. Acoustic window with argon gas.



BEDROOM (1): 13' 9" x 12' 2" (4.19m x 3.71m) Low voltage spotlights. Acoustic window with argon gas.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, automatic opening and heating vanity unit with feature circular wash hand basin, fully tiled shower cubicle with rainhead shower, fully tiled walls, tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 13' 1" x 11' 0" (3.99m x 3.35m) Extensive range of built-in units, wardrobes and drawers with internal lighting, built-in desk, drawers and shelving.



FAMILY BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, free standing bath, fully tiled walls, tiled floor, low voltage spotlights, extractor fan.



BEDROOM (3): 14' 0" x 11' 10" (4.27m x 3.61m) Range of built-in robes, drawer, shelving and dressing table, low voltage spotlights.



BEDROOM (4): 13' 7" x 11' 10" (4.14m x 3.61m) Range of built-in robes, drawers, shelving and dressing table.



Sliding door to . . .

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity sink with wash hand basin, fully tiled shower cubicle with drencher shower, electric heated toilet seat, fully tiled walls, low voltage spotlights, extractor fan.

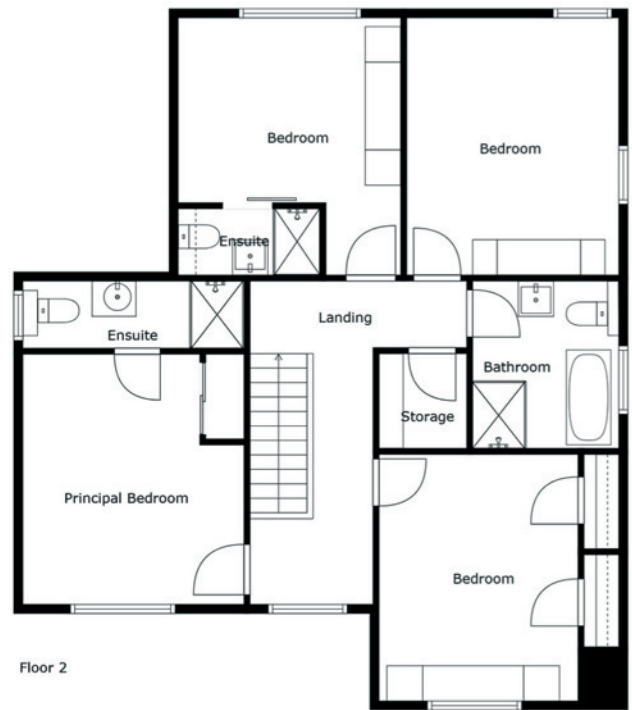
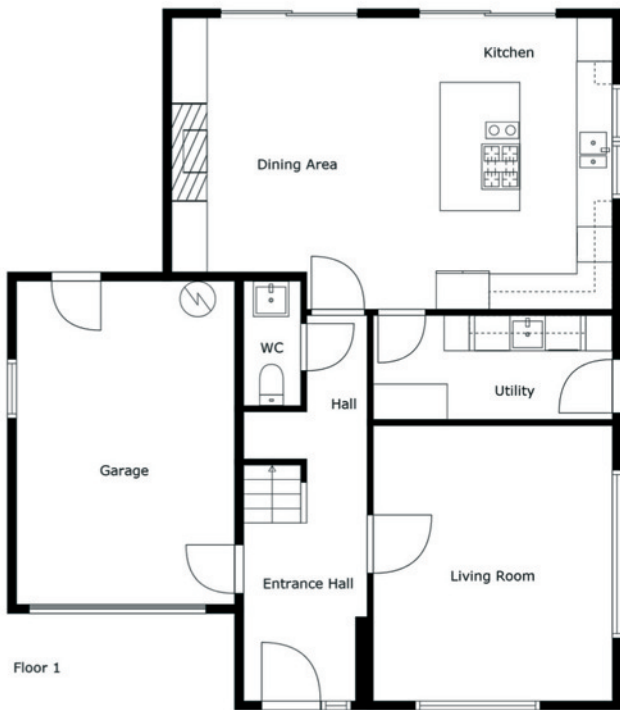


Outside

Excellent site at the end of a cul-de-sac. Electric gates to paved parking for 3 cars to . . .
INTEGRAL GARAGE: 18' 1" x 12' 10" (5.51m x 3.91m) Electric door, gas fired boiler, car charger.
Enclosed gardens iwth lawns to the side and rear with trees, pavior paths and patio, hot and cold tap to side.



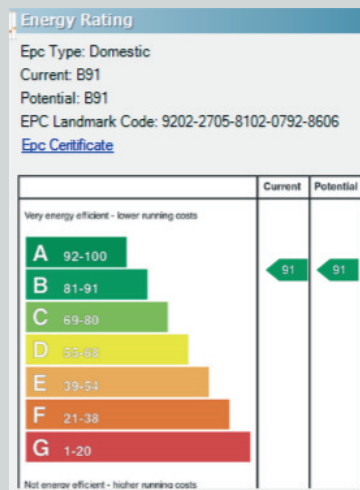




Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Ormeau Road turn onto Annadale Avenue then left into Mornington and right to the end of the cul-de-sac to number 7C.



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