

19 Ardmore Avenue, Belfast, BT7 3HD

Price: Offers over £350,000





# McGuinness | Fleck

This substantial, immaculately presented family home has been finished to an exceptionally high standard whilst still restoring many original features offering character and charm leaving buyers with nothing to do but move in.

Convenient to excellent local schools, both primary and post-primary and with easy access to both the city centre and Ormeau Park. Forestside, Queens University, Stranmillis Village and all the Ormeau Road has to offer with pubs, restaurants and cafes are all close by.

Internally, the property has two reception rooms, a living room with feature fireplace and bay window, formal dining room and modern light filled kitchen perfect for entertaining.

Upstairs, there are five good-sized bedrooms, master with original fireplace and bay window, a magnificent recently renovated main bathroom and a second shower room & toilet. Most rooms have original wooden flooring.

Externally there is a home bar and entertainment area and wonderful community garden space. This outstanding, beautifully presented family home needs to be inspected internally to fully appreciate its appeal.



McGuinness |  
Fleck

# Character, Style and Convenience In The Heart of South Belfast

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- Spacious Three Storey Mid Terrace with Many Fine Features
- Entrance Porch and Hall
- Lounge with Wood Floor, Bay Window and Tiled feature Fireplace
- Dining Room
- Modern Fitted Kitchen
- Four Well Proportioned Bedrooms and Fifth Bedroom/Study.
- Gas Heating
- Walking Distance of all the thriving Ormeau Road has to offer in way of shops, restaurants/pubs and public transport



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**EPC Coming Soon**

