


2 Ava Drive, Belfast, Ormeau, BT7

Asking Price: £174,950

 Reeds Rains

reedsrains.co.uk

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DESCRIPTION

We are absolutely delighted to offer for sale this superb end of terrace home. Located just off Sunnyside St in Ormeau, South Belfast, the property is a short stroll from the buzz of the Ormeau Road, and the many shops, cafe's, restaurants and bars than run along it. The home is also situated close to the Ormeau embankment, which would be perfect for a walk, or cycle with the brighter days and nights arriving. Stranmillis Village is also close to hand.

The home itself offers excellent accommodation throughout, with the ground floor providing a bright living room, an open plan kitchen/dining room, and a convenient downstairs wc. The first floor comprises three well appointed bedrooms and a modern shower room suite. Due to the property being situated on a corner site, there is are very generous gardens to the front, side & rear. The home also has double glazing and oil fired central heating.

Properties in the Ormeau area are always within very high demand, and we would advise viewing at your earliest convenience to avoid missing out on all that this home has to offer.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with PVC door.

Living Room

A bright and spacious living room with an outlook to the front of the property.

Dining Room

A separate dining room with vinyl flooring leading the downstairs wc, and the kitchen.

Kitchen

A modern kitchen with a great range of high and low level units, and integrated appliances to include an electric hob, double oven, extractor hood, and washing machine. The kitchen also has a large basin with mixer tap, and a pvc door leading to the rear garden.

FIRST FLOOR

Bedroom One

A double bedroom with carpet and an outlook to the front of the property.

Bedroom Two

A double bedroom with carpet and an outlook to the rear of the property.

Bedroom Three

A generous single bedroom with carpet and an outlook to the front of the property.

Shower Room

A modern shower room with a white three piece suite to include a low flush wc, wall mounted basin with mixer tap, and a corner shower cubicle with an electric shower unit. The shower room has been finished with a vinyl floor and pvc wall paneling.

OUTSIDE

The excellent corner site provides a front garden laid in lawn, paved side access and a spacious rear garden with paved and pebble stone areas.

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All Measurements

All Measurements are Approximate.

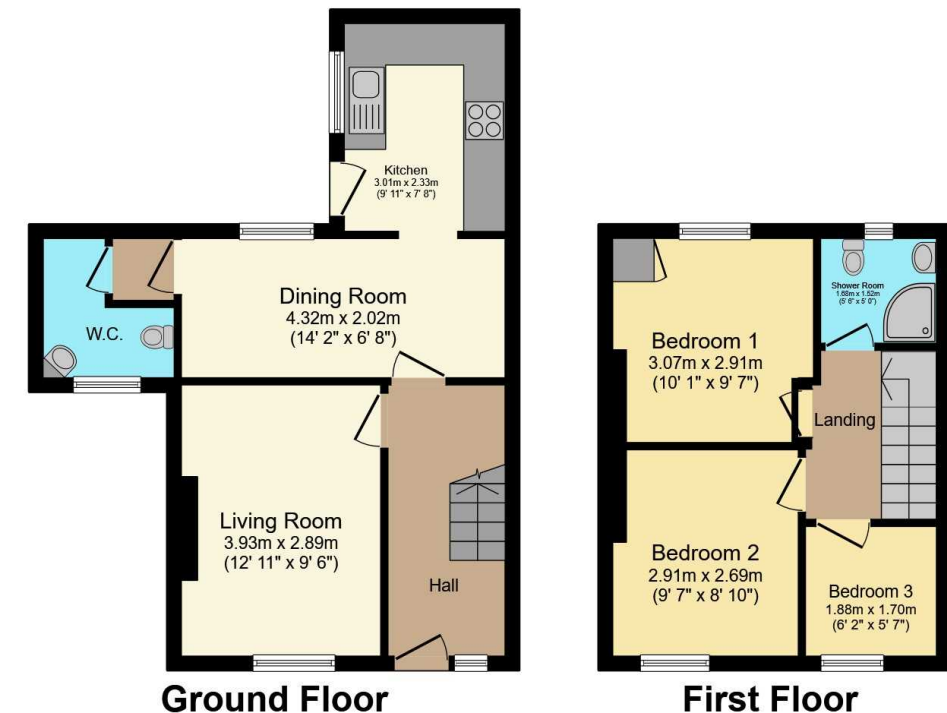
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 67.9 m² (731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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