



### 3 Friendly Row, Ormeau Road, Belfast, BT7 2DX

**Asking Price £159,950**

Nestled in the heart of Belfast City Centre, this fantastic two-bedroom apartment on Friendly Row is perfect for those looking to live just moments away from the vibrant city centre.

The apartment boasts a well-designed layout that maximises space and natural light, creating a warm and inviting atmosphere. With an open plan kitchen / living / dining room, two generously sized double bedrooms and a contemporary white bathroom suite, the apartment is perfect for today's modern living trends. The property also benefits from gas fired central heating, upvc double glazing, an enclosed rear yard and access to public off street parking to the front of the property.

Living in the city centre means you will have easy access to an array of amenities, including shops, cafés, bars, restaurants, theatres and lots more. The location is perfect for those who enjoy the hustle and bustle of city life, yet appreciate the peace that comes from residing within a quiet residential cul-de-sac.

This property presents an excellent opportunity for anyone looking to embrace the vibrant lifestyle that Belfast has to offer, all while enjoying the comfort of a well-appointed home. Do not miss the chance to make this delightful apartment your own!

- Bright & Spacious First Floor Apartment (aprox 750 sq ft)
- Open Plan Kitchen / Living / Dining Room
- Contemporary White Bathroom Suite
- UPVC Double Glazing
- Public Off Street Parking to the Front
- Two Double Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Enclosed Rear Yard
- Convenient City Centre Location

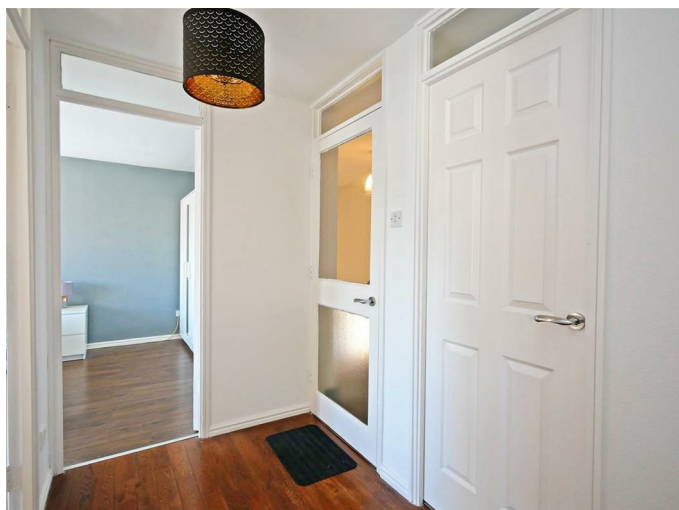
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32-40) <b>A</b>			
(41-45) <b>B</b>			
(46-50) <b>C</b>			
(51-55) <b>D</b>			
(56-60) <b>E</b>			
(61-65) <b>F</b>			
(66-70) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		74	78
EU Directive 2002/91/EC			

**Entrance Hall 12'4" x 5'9" (3.78m x 1.77m)**



Hardwood front door opens onto private entrance hall with tiled flooring and stairs leading up to first floor. Built-in storage cupboard housing gas boiler on first floor.

**Hallway**



Hardwood flooring. Access to partially floored roof space.

**Open Plan Kitchen / Living / Dining Room 21'6" x 16'0" (6.57m x 4.88m)**



(at widest points) Open plan kitchen / living / dining room with hardwood flooring and built-in storage cupboard. Access to hot press.



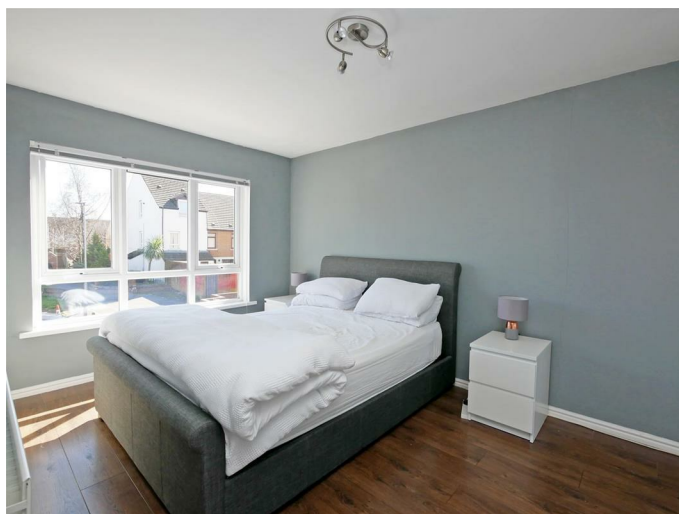


**Modern Fitted Kitchen 13'6" x 7'10" (4.13m x 2.39m)**



(at widest points) Modern fitted kitchen with a selection of upper and lower level units complete with formica worktops and stainless steel sink with drainer. Plumbed for washing machine. Part tiled walls and tiled flooring.

**Bedroom 1 14'11" x 9'4" (4.55m x 2.85m)**



Spacious double bedroom with laminate flooring.

**Bedroom 2 9'8" x 7'8" (2.95m x 2.35m)**



Double bedroom with laminate flooring.

**Contemporary White Bathroom Suite 6'5" x 6'3" (1.96m x 1.92m)**



White bathroom suite comprising of panelled bath with stainless steel mixer taps and over hanging shower attachment, pedestal wash hand basin with stainless steel taps and low flush w.c. Cream tiled walls and flooring.

### Enclosed Rear Yard



Enclosed rear yard bordered by timber fencing.

### Property Exterior



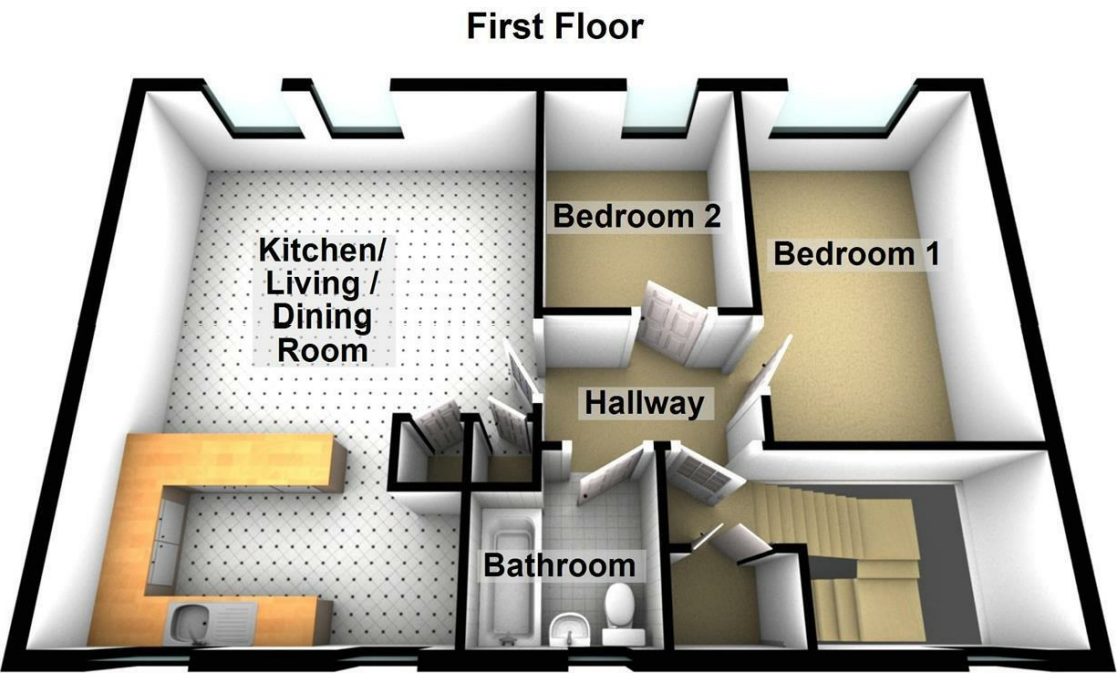
Quiet cul-de-sac setting with public off street parking available to the front of the property.

### Maintenance Fees

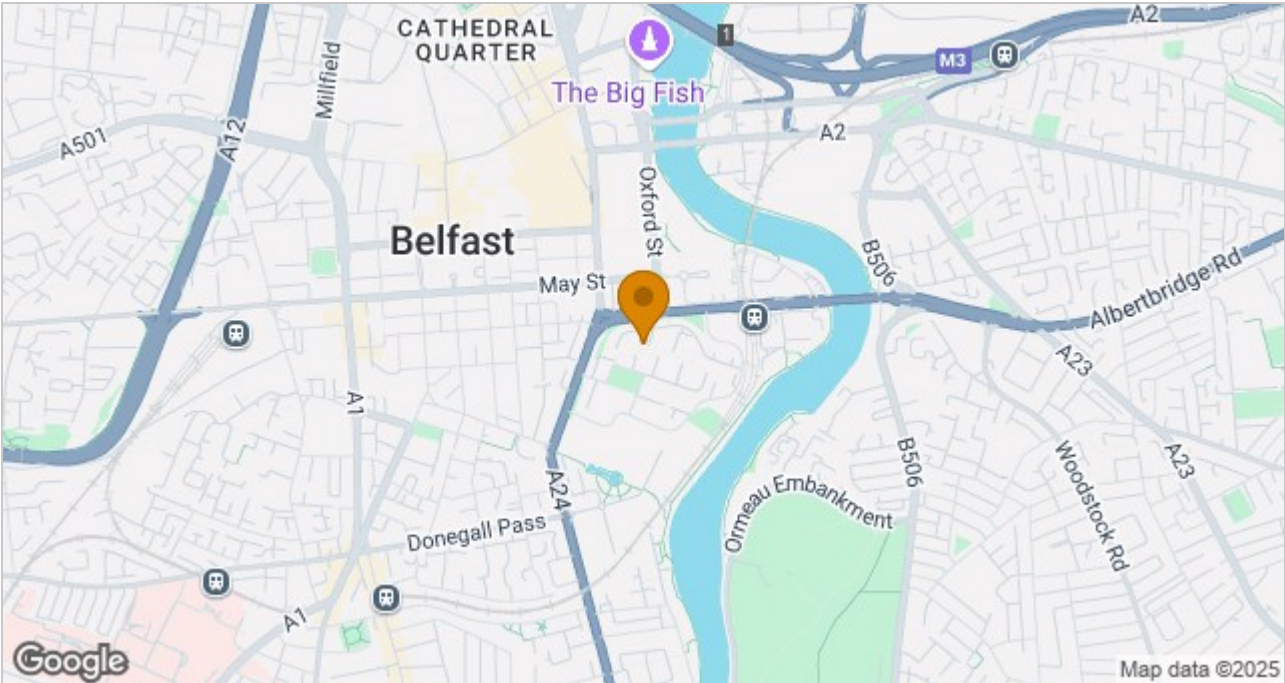
Please note that the NI Housing executive are the management company for this property and their maintenance fees are approx £300 per annum.



Floor Plan



Area Map



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