



TO LET

34 Ava Street, Belfast, BT7 3BS

£1,200 Per month



**LAVERY
MITCHELL**

- Fabulous 4 bedroom mid-terraced property
- Open planned living room / dining area
- Contemporary bathroom
- Enclosed rear yard
- Property is not HMO registered
- Desireable South Belfast location - just off the Ormeau Road
- Modern & stylish kitchen
- Four double bedrooms
- Gas fired central heating
- Note: Property to be let unfurnished



Directions

THE PROPERTY

This charming home offers an excellent opportunity for families or individuals seeking a comfortable and spacious living environment. Ava Street is conveniently situated just off the increasingly popular Ormeau Road, known for its vibrant selection of cafés, restaurants, and shops. Forestside Shopping Centre is less than a five-minute drive away, while Ormeau Park is within easy walking distance. Excellent transport links to Belfast City Centre are also nearby.

Upon entering, a welcoming hallway with elegant Victorian-style tiles leads to a bright reception room featuring a characterful fireplace—an inviting space for both entertaining and relaxing. The thoughtfully designed layout enhances both practicality and comfort, making it well-suited to modern living.

The property comprises four generously sized double bedrooms, with two on the first floor and two on the second, providing plenty of space for rest and privacy. A stylish bathroom, complete with a bathtub and separate shower cubicle, adds to the home's appeal. Additional benefits include an enclosed rear yard and efficient gas-fired central heating.

SITUATION