



# LAVERY MITCHELL

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## **21 Fitzwilliam Square, Ormeau Road, Belfast, Antrim, BT7 1JH**

**Offers over £164,950**

- 4 bedroom apartment in Fitzwilliam Square, South Belfast
- Located just off the Ormeau Rd
- Close to city centre transport links
- Gas fired Central heating
- This property is not HMO registered
- Open plan kitchen/living room
- Walking distance to amenities, nightlife and Queens University
- 4 double bedrooms
- Assigned private parking space in gated development
- Peace and privacy with all the energy of Belfast city living.

Lavery Mitchell are delighted to present this spacious 4-bedroom duplex apartment, with accommodation over the first and second floor, located in the sought-after Fitzwilliam Square, just off the Ormeau Road in Belfast.

This well-appointed property boasts a bright and airy open-plan kitchen and reception area—perfect for relaxing or entertaining after a busy day.

Situated in a prime location close to both Ormeau Road and Rugby Avenue, residents can enjoy easy access to a wide range of restaurants, cafés, and social venues, along with convenient transport links to Belfast city centre. Queen's University is also within walking distance, making this an excellent choice for students and young professionals alike.

Additional benefits include reserved parking for one vehicle, adding convenience for those with a car.

Please note: This property is not HMO registered. Annual rates approx £1460.

Don't miss the opportunity to live in this well-located and versatile apartment in the heart of South Belfast. Contact us today to arrange a viewing.

#### Kitchen

12'4" x 6'6"



Great neutral kitchen on the first floor with a range of high and low level kitchen cabinets, grey tiled flooring, white tiled splashback and single radiator. Gas hob, oven and space for washing machine and freestanding fridge freezer.

#### Living Room

15'8" x 12'7"



Spacious, bright, first floor living area with neutral wood effect flooring.

#### Principal Bedroom

12'2" x 9'4"



Spacious carpeted first floor double bedroom with single radiator



Bathroom  
5'9 x 6'4"



White bathroom suite, shower over bath, white tiled floor & fully tiled walls on the first floor.

Bedroom 2  
11'5" x 9'4"



Carpeted double bedroom on the first floor with single radiator

Bedroom 3  
13'11" x 9'6"

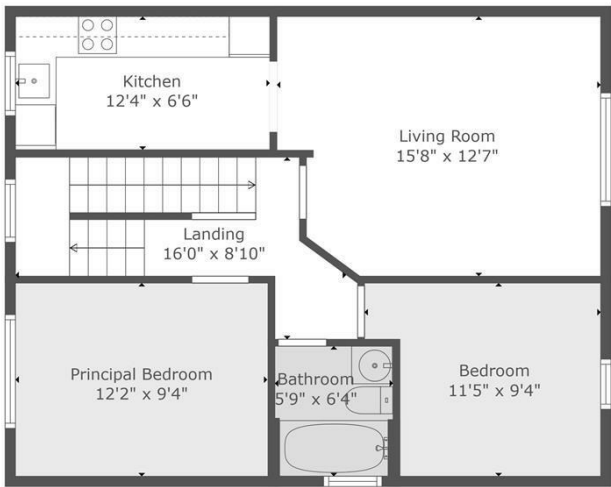


Carpeted double bedroom with single radiator and velux window on the second floor

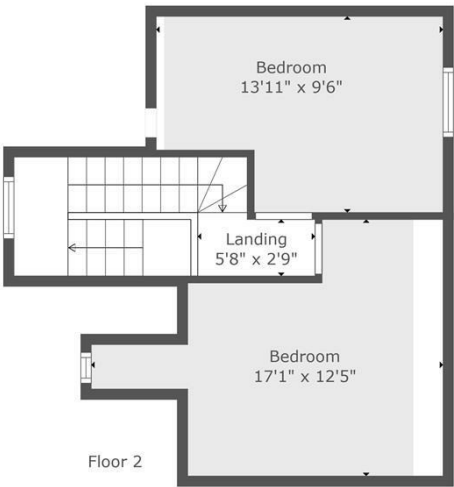
Bedroom 4  
17'1" x 12'5"



Carpeted double bedroom with single radiator and velux window on the second floor



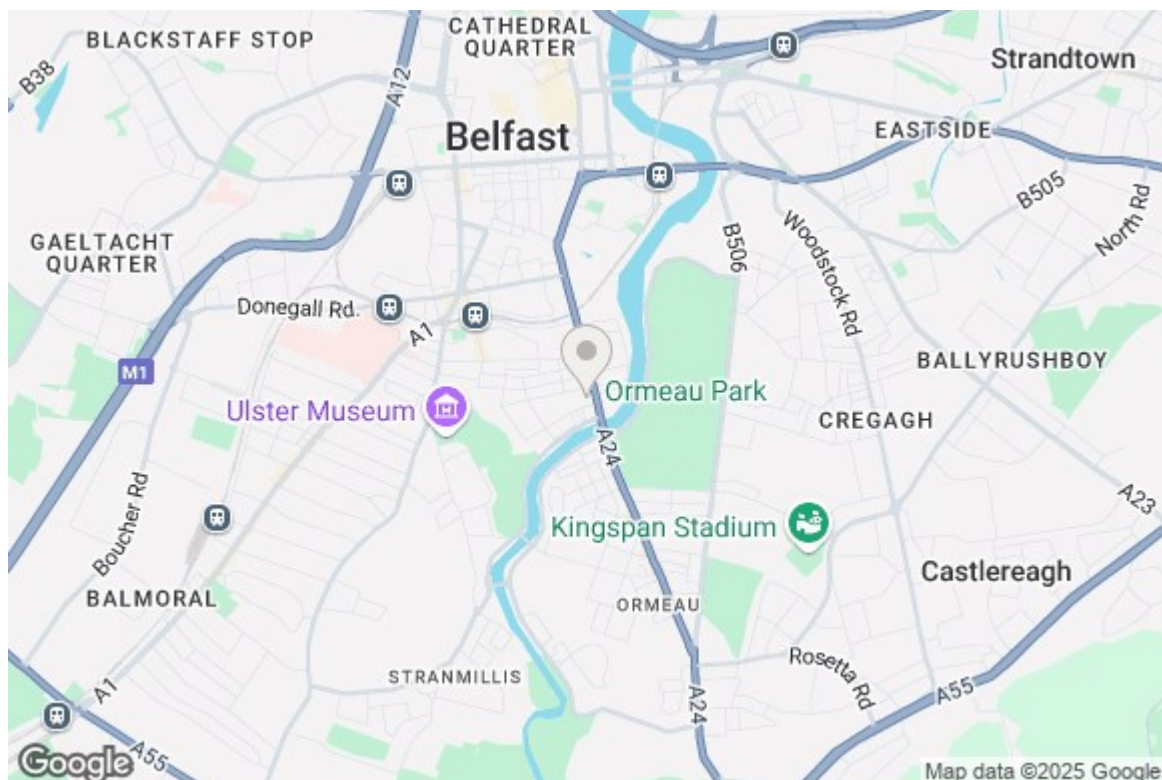
Floor 1



Floor 2

**TOTAL: 955 sq. ft.**  
 FLOOR 1: 631 sq. ft, FLOOR 2: 324 sq. ft  
 EXCLUDED AREAS: LOW CEILING: 20 sq. ft





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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**PRS**  
Property Redress Scheme

**ico.**  
Information Commissioner's Office

**RICS**