



TO LET

39 Ava Street, Ormeau Road, Belfast, BT7 3BS

£950 Per month



**LAVERY
MITCHELL**

- Refurbished three bedroom property in a desirable South Belfast location
- Tastefully redecorated throughout
- Open planning living room with hard wood flooring and ample dining space
- Open fire in living room
- Kitchen with fitted appliances
- Newly fitted bathroom with bath-tub and shower
- Two well proportioned double bedrooms
- Third bedroom which could be utilised in a variety of way
- Newly installed gas heating system
- Available immediately



Directions

THE PROPERTY

The Ormeau Road is a popular choice for renters due to its vibrant atmosphere, excellent amenities, and convenient location just south of Belfast city centre. It offers a mix of trendy cafés, independent shops, and green spaces such as Ormeau Park, creating an ideal balance of urban living and outdoor leisure. With frequent public transport links and easy access to Queen's University and the city's business districts, it has broad appeal.

39 Ava Street is a beautifully presented property that has been recently redecorated throughout, offering a fresh and modern living environment. The home features a brand new bathroom complete with a bathtub and overhead shower, and it benefits from a recent upgrade to efficient gas heating. Accommodation includes two spacious double bedrooms and a versatile third room that can be used as a home office, nursery, or dressing room. The open-plan living area provides a comfortable space for relaxing and entertaining, with ample room for dining. This stylish and well-located home is ideal for a range of renters seeking comfort and convenience.

SITUATION

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