



## 25 Rushfield Avenue, Ormeau Road, Belfast, BT7 3FP

**Asking Price £229,950**

Rushfield Avenue is a popular residential street, only a few minutes walk from the Ormeau Road with its array of cafés, restaurant's and entertainment facilities. The Ormeau Road also benefits from superb transport links to Belfast City Centre and is only a short distance from Queens University and Stranmillis Village. Internally this property offers a fantastic mix of traditional features and contemporary living, from the original plaster moulding to the fitted kitchen, luxury white bathroom suite with jacuzzi bath with additional shower cubicle and it has been finished with gas heating and double glazed windows. The accommodation comprises spacious lounge to the front, lounge / dining, a fitted kitchen to the rear and two bedrooms with a deluxe white bathroom suite on the first floor with additional utility room. On the 2nd floor is bedroom 3 with excellent storage and an en-suite wet room. The present owners have presented the property to an excellent standard throughout and transformed the enclosed rear yard to an inviting, usable outside space. This home would make a fantastic first time purchase, with nothing to do but add furniture.

- Amazing 3 storey mid terrace home on the doorstep of the Ormeau Road
- Top floor bedroom benefits from an en-suite wet room
- Modern fitted kitchen
- Gas central heating
- High standard of finish throughout
- Three good size bedrooms
- Lounge open to the dining area
- Deluxe 1st floor bathroom with additional shower cubicle
- Double glazed windows
- Many original features maintained

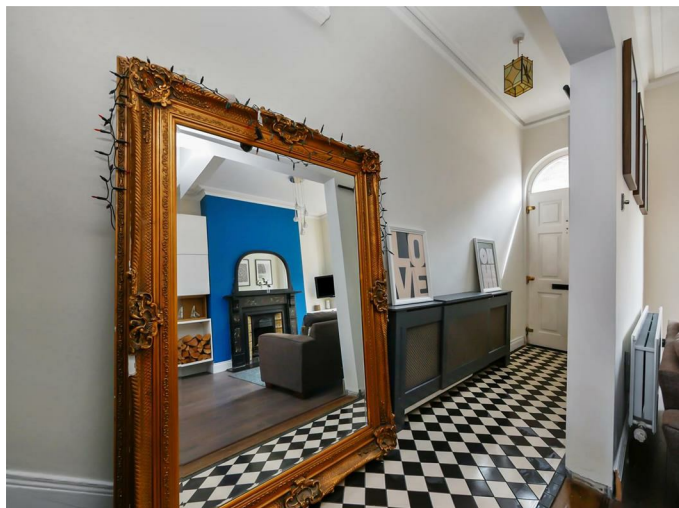
| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| Northern Ireland                            |   |         |           |

EU Directive 2002/91/EC

## The accommodation comprises

Front door leading to the entrance hall

### Entrance hall



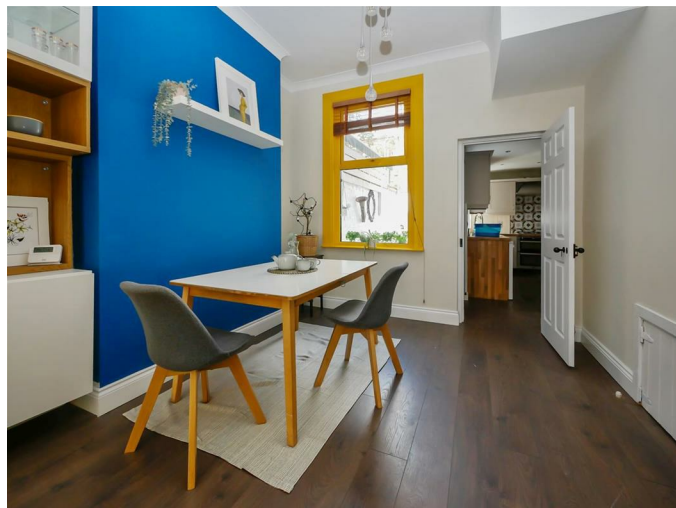
Tiled floor. Sliding door leading to the lounge / dining

### Lounge / dining 25'3 x 10'7 (7.70m x 3.23m)



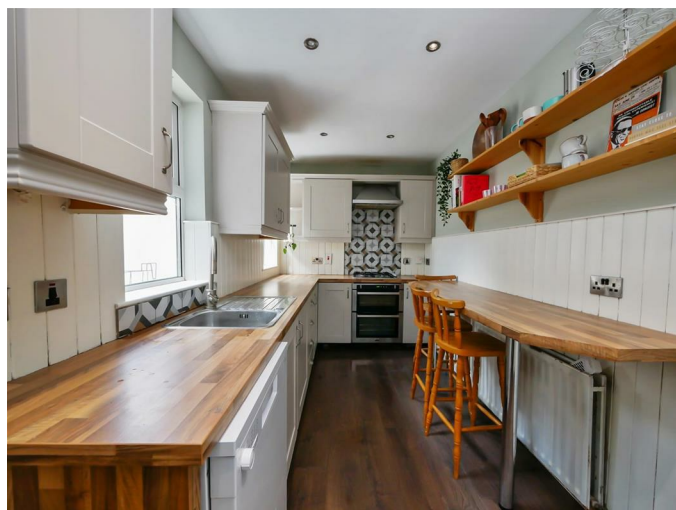
Original fireplace with decorative tiled inset, raised hearth housing an open fire, laminate flooring, open to the dining area.

### Dining area



Laminate flooring.

### Kitchen 14'8 x 6'5 (4.47m x 1.96m)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part wood panelled walls, 4 ring gas hob and under oven, extractor fan, plumbed for dishwasher, laminate flooring, recessed spotlights, breakfast bar, under stairs storage.

### 1st floor

**Bedroom 1 14'9 x 12'5 (4.50m x 3.78m)**

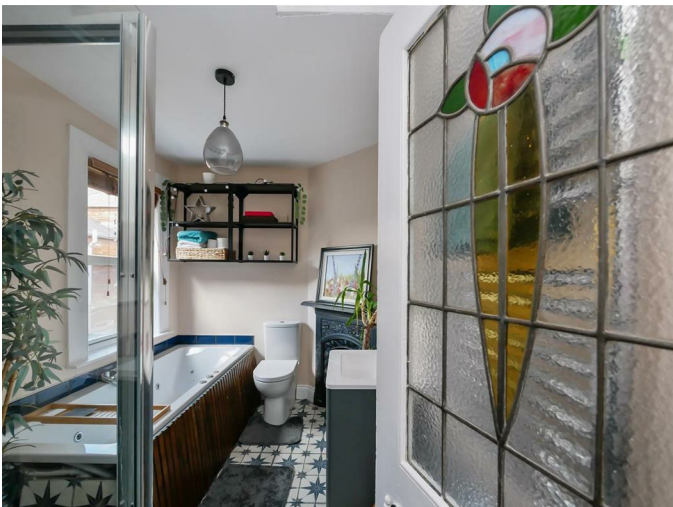


Built in shelving.

**Bedroom 2 10'8 x 8'5 (3.25m x 2.57m)**



Rear return



**Bathroom 9'7 x 7'1 (2.92m x 2.16m)**



Luxury white suite comprising Jacuzzi bath with mixer taps and telephone hand shower. Corner shower cubicle with thermostatically controlled shower, wash hand basin with storage below, chrome towel radiator, original fireplace.

Additional bathroom image



**Utility / storage 8'1 x 4'3 (2.46m x 1.30m)**

Wash hand basin, plumbed for washing machine.

2nd floor

### Bedroom 3



2 x roof windows, recessed spotlights. Eaves storage, built in robes, shelving.

### Wet room



Comprising thermostatically controlled shower, low flush w/c, pedestal wash hand basin, extractor fan, recessed spotlights.

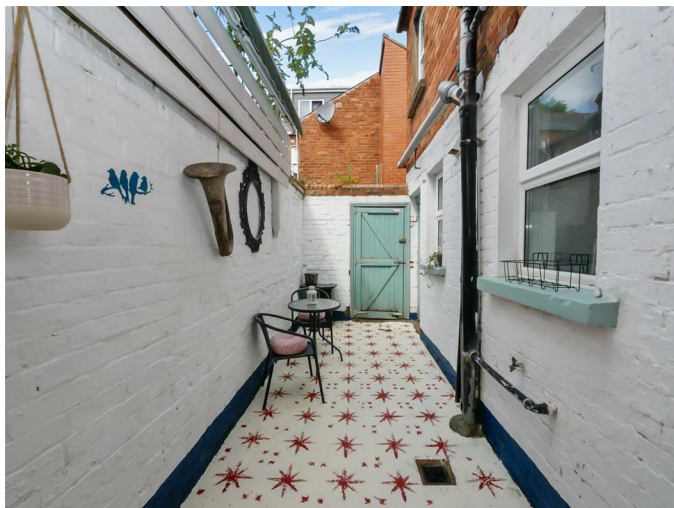
### Outside

### Front garden



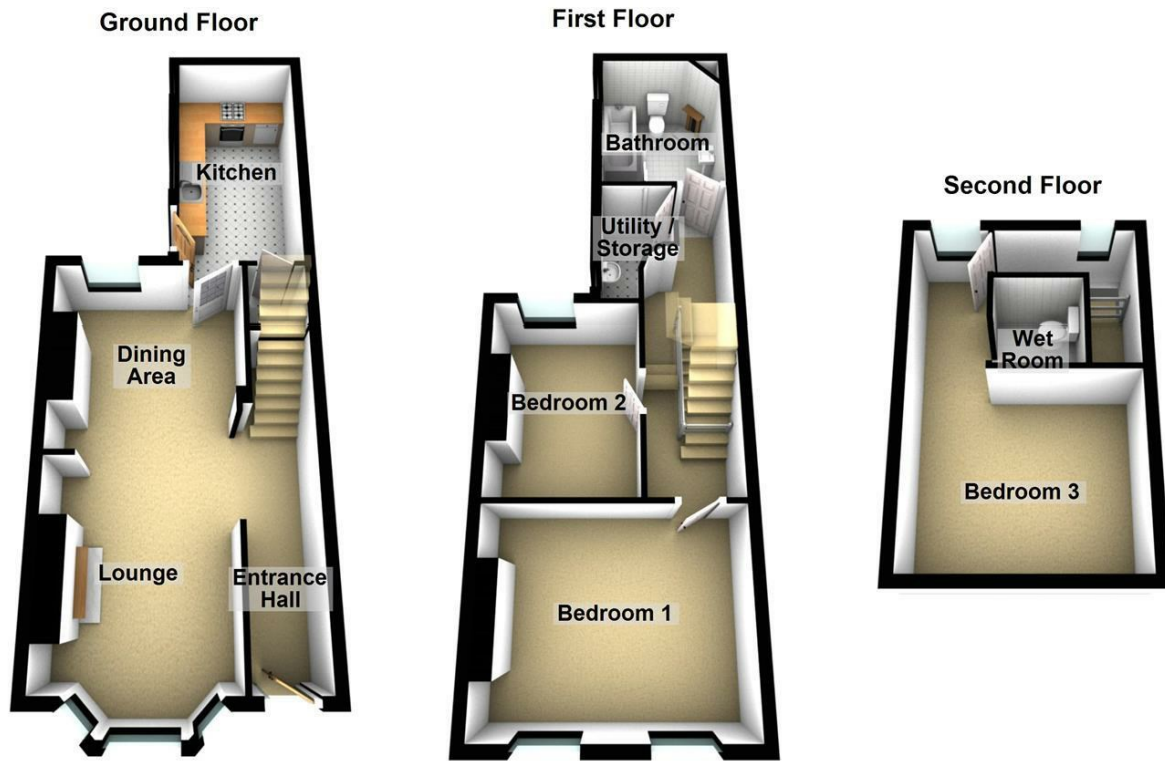
Small garden area to the front.

### Rear yard

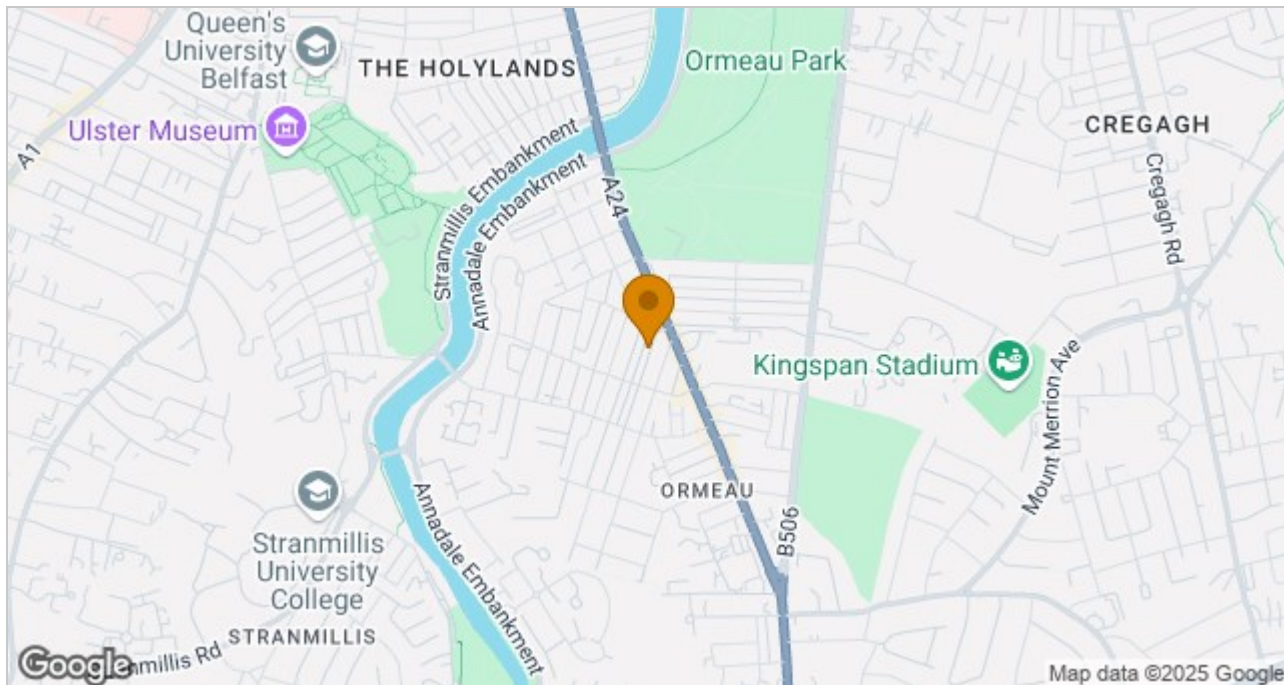


Enclosed rear yard with outside storage, outside tap.

## Floor Plan



## Area Map



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