



22 St. Johns Avenue, Upper Ormeau, Belfast, BT7 3JE

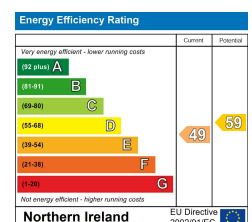
Asking Price £349,950

St Johns Park is one of South East Belfast's most popular residential locations, situated at the top of the Ormeau and Ravenhill Road, providing easy access to the various long standing cafes, restaurants and entertainment facilities, as well as the more recent additions that are only adding to the culture and community feel that this area has to offer. Cherryvale and Ormeau Park are also within walking distance, hosting various clubs and sporting events. Along with leading schools including grammar, high and primary. Internal accommodation comprises, two receptions and fitted kitchen with casual dining area on the ground floor, with three bedrooms and white bathroom suite on the first floor. The roof space has been floored with works completed over 25 years ago (not building control approved). This offers great potential for the future buyer, as other similar houses, within the immediate area, have converted the roof space to create an extra bedroom (subject to building control approval)

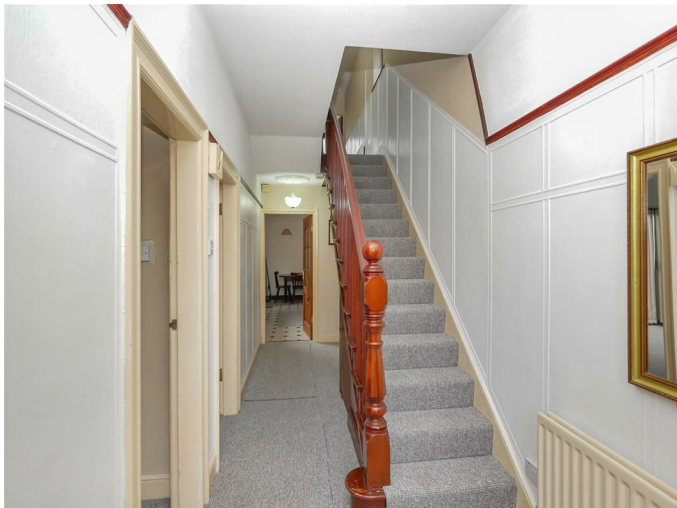
Outside, there is an easily maintained area to the front, shared driveway that leads to detached garage and enclosed rear that has been covered with flagstones for easy maintenance.

A superb home in a fantastic location offering excellent potential.

- Semi Detached Family Home
- Two Reception Rooms
- Bathroom Suite 1st Floor
- Double Glazed
- Large Enclosed Patio Area To Rear
- Three Bedrooms
- Fitted Kitchen/Dining
- Gas Heating
- Shared Driveway Leading to Detached Garage
- Fantastic Location For Transport Links & Access To Local Schools



Entrance



Hardwood front door with fan light to entrance porch. Terrazzo flooring. Glass panelled inner door with glazed side panels to entrance hall.

Lounge 13'6 x 12'2 (4.11m x 3.71m)



Marble tiled fire-place with wooden surround. Cornice and ceiling rose.

Dining Room 12'4 x 11'5 (3.76m x 3.48m)



Attractive marble fire-place with wooden surround. Siding doors. Cornice ceiling and ceiling rose.

Fitted Kitchen/Dining 16'7 x 8'8 (5.05m x 2.64m)



Full range of high and low level units,, glazed cabinets, single drainer bowl sink unit with mixer taps,/ 1/2 and 1/2 stable style back door.

First Floor

Bedroom One 18'3 x 13'5 (5.56m x 4.09m)



(into bay) (at widest points) Cornice and ceiling rose.

Bedroom Two 12'4 x 10'9 (3.76m x 3.28m)



Bedroom Three 8'9 x 7'2 (2.67m x 2.18m)



Coloured Bathroom Suite



Comprising panelled bath with mixer taps and mounted shower unit above, pedestal wash hand basin, low flush wc Tongue and groove ceiling.

Roof space

Approached via permanent staircase. Floored with skylight window.

Outside Front

Easily maintained area to the front.

Shared driveway leading to a detached garage.

Detached Garage 18'2 x 9'3 (5.54m x 2.82m)



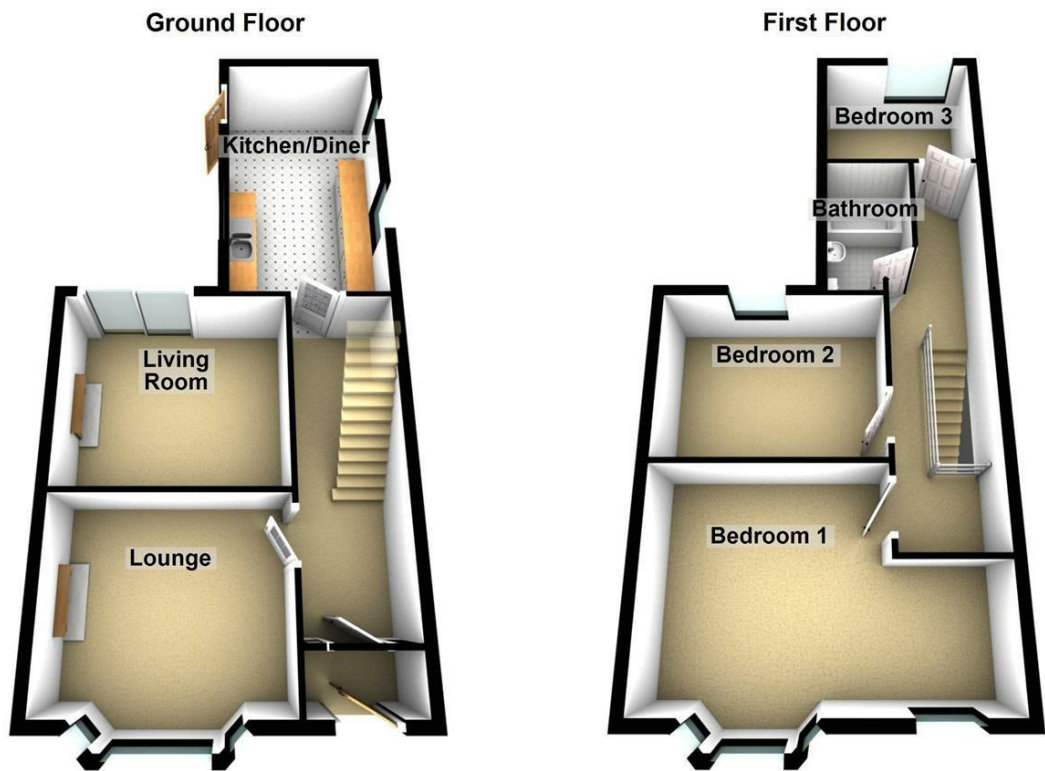
Up and over door. Light and power.

Outside Rear

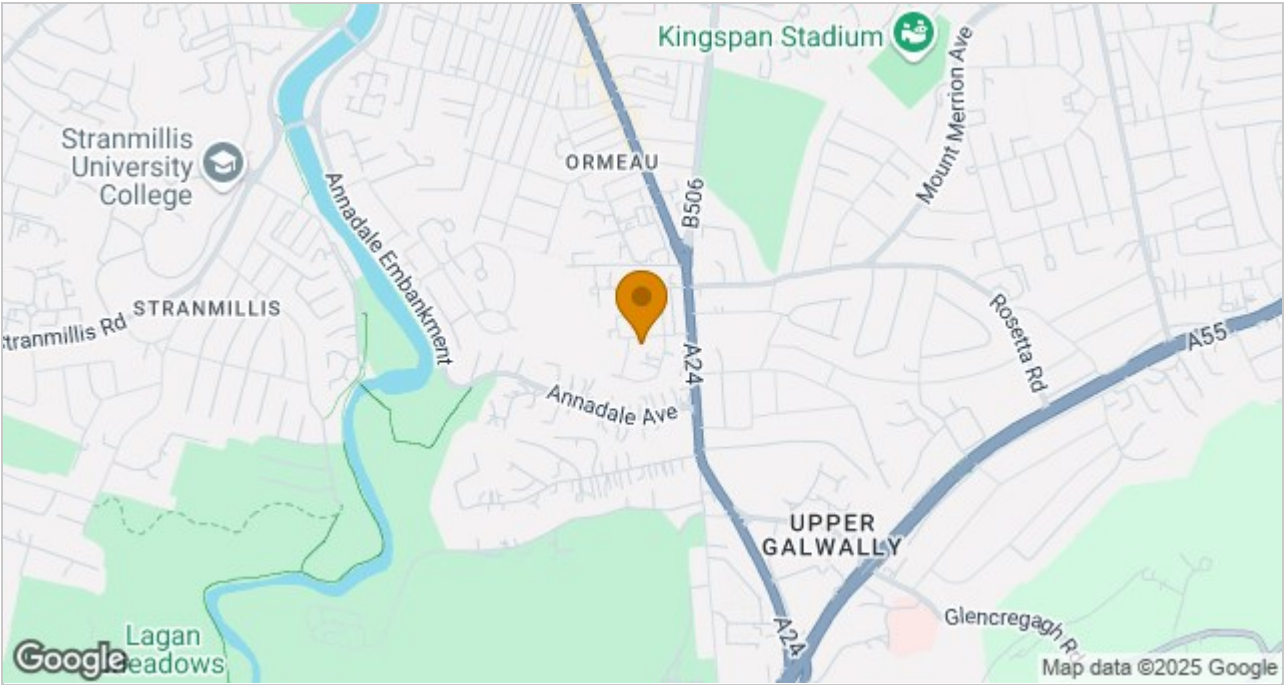


Enclosed flagged patio area to the rear. Bordered by timber fencing.

Floor Plan



Area Map



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