



## 13 Ormonde Gardens

Belfast, BT6 9FL

Offers in the region of £395,000



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Composite Front door  
With glazed side panel leading to

Entrance Hall  
Ceramic Tiled floor

Lounge  
13'8" x 14'3 (4.17m x 4.34m)  
Into bay window

Kitchen  
12'8" x 11'6" (3.86m x 3.51m)  
Excellent range of high and low level units with stainless steel door furniture, laminated work surfaces, stainless steel one and half bowl sink unit with side drainer and chrome mixer taps. Four ring gas hob with stainless steel splash back and built in electric oven, stainless steel extractor fan, integrated dish washer, integrated fridge freezer. Recessed low voltage lights, and ceramic tiled floor.  
Open plan to dining area

Dining Area  
8'4" x 11'6 (2.54m x 3.51m)  
Ceramic tiled floor, recessed low voltage lights

Sun Room  
12'11" x 9'10 (3.94m x 3.00m)  
Recessed low voltage lights, upvc patio doors to rear garden, tiled floor

Utility Room  
8'8" x 5'6" (2.64m x 1.68m)  
Range of high and low level units , plumbed for washing machine, laminated work surfaces, ceramic tiled floor

WC  
5'6 x 4'8 (1.68m x 1.42m)  
Two piece white suite comprising low flush WC, pedestal wash hand basin with chrome mixer taps and tiled splashback, extractor fan, ceramic tiled floor.

Landing

Principle bedroom  
15'6"x 10'8" (4.72mx 3.25m)

En-suite  
7'5 x 3'8" (2.26m x 1.12m)  
Fully tiled shower cubicle with thermostatically controlled shower unit, Vanity unit with white sink and chrome mixer taps, low flush Wc, ceramic tiled floor

Bedroom 2  
11'6 x 10'5 (3.51m x 3.18m)

Bedroom 3  
11'6 x 10'3 (3.51m x 3.13m)

Bedroom 4  
9'11 x 9'6 (3.02m x 2.90m)

Family bathroom  
7'6 x 5'11 (2.29m x 1.80m)  
White suite comprising panelled bath with chrome mixer taps and telephone hand shower, and shower screen vanity unit with wash hand basin and chrome taps. Low flush Wc, ceramic tiled floor, part tiled walls, chrome heated towel rail, extractor fan. Recessed low voltage lighting

Outside  
Large enclosed rear garden laid in lawns, drive way and parking for several cars

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of SMART Residential (SMART Residential is a trading name of SRNI Ltd) has the authority to make or give any representation or warranty in respect of the property.



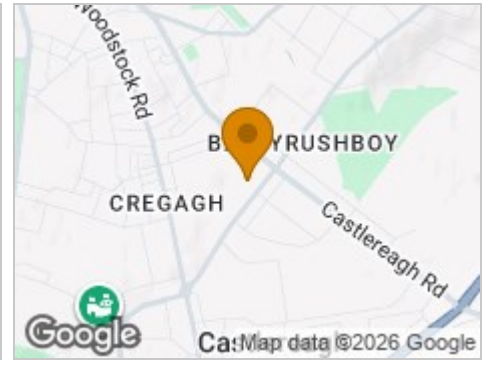
### Road Map



### Hybrid Map



### Terrain Map



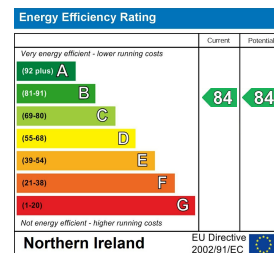
### Floor Plan



### Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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