



Hampton ESTATES

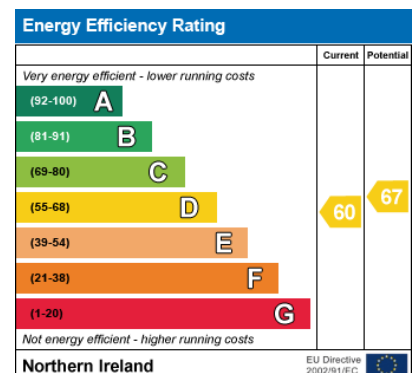
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131 Haypark Avenue
Ormeau Road
Belfast, BT7 3FG

Offers Around
£229,950



- Spacious Semi Located Off Highly Desirable Ormeau Road
- 3 Bedrooms
- 2 Separate Reception Rooms
- Extended Kitchen with Dining Area
- Ground Floor Cloak Room with WC
- 4 Piece Bathroom Suite with Both Bath & Shower Cubicle
- Detached Garage & Driveway
- Large Rear Garden Laid to Lawn



373 Ormeau Road, Belfast, BT7 3GP



Description

131 Haypark Avenue is an attractive, extended, 3 bedroom semi-detached property located just off the Ormeau Road. This area continues to be highly desirable with families young and old due to the wide range of sought after schools and leisure facilities all within easy reach.

The property will make a superb home due to the generous accommodation which includes 3 bedrooms, 2 separate reception rooms, extended kitchen dining area, ground floor cloak room, 4 piece first floor bathroom and excellent rear garden laid to lawn. A detached garage sits to the side on a driveway that can accommodate multiple vehicles. the property also benefits from gas central heating (installed approx 2 years ago) and pvc double glazing where noted.

Ground Floor

ENTRANCE HALL:

Wooden entrance door with feature border, light glazing and side panels, laminate wooden floor, radiator, picture rail, under-stairs storage

CLOAKROOM:

Original wooden door, Low flush wc, wash hand basin, recessed spotlights

SITTING ROOM:

4.06m x 3.91m (13' 4" x 12' 10")

Original wooden door, laminate wooden floor, double glazed bay window to front, radiator, picture rail, feature fireplace with gas fire

DINING ROOM:

3.76m x 3.25m (12' 4" x 10' 8")

Original wooden door, Double glazed window to rear, radiator, engineered wooden floor, feature sandstone fireplace with open fire

KITCHEN WITH DINING AREA :

5.61m x 2.34m (18' 5" x 7' 8")

Original wooden door, Extended and comprising, tiled floor, double glazed window to



side and rear, solid wooden door to rear garden, 2 x radiators, country style fitted kitchen with range of high and low level units and display cabinets, integrated double oven, integrated 4 ring hob and extractor hood over, plumbed for washing machine and dishwasher, single drainer sink unit with mixer taps, part tiled walls

First Floor

BEDROOM (1):

3.66m x 2.87m (12' 0" x 9' 5")

Original wooden door, Double glazed window to rear, radiator, built in robes and bedroom furniture

BEDROOM (2):

3.48m x 2.87m (11' 5" x 9' 5")

Original wooden door, Double glazed window to front, radiator, built in robes and bedroom furniture

BEDROOM (3):

2.44m x 2.34m (8' 0" x 7' 8")

Original wooden door, Double glazed window to front, radiator

BATHROOM:

2.54m x 1.65m (8' 4" x 5' 5")

Original wooden door, 2 x double glazed windows to rear, vinyl flooring, radiator, 4 piece white suite comprising panelled bath with mixer taps and telephone style hand shower, shower cubicle with thermostatic shower, low flush wc, wash hand basin

ROOFSPACE:

Floored, light and power, velux window

Outside

GARDENS

Paved patio area leading to large rear garden laid to lawn, (approx 60ft) with range of mature trees, shrubs and an attractive apple tree, Front garden, gated driveway





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