


5 Burmah Street
 Ormeau Road
 Belfast, BT7 3AN

Price
£275,000



- Highly Desirable Ormeau Road Location
- Extended Detached Property
- Four Bedrooms - Master with En-Suite & Walk in Robe
- Two Receptions
- Extended 31ft Dining Kitchen
- 150.00 Square Metres
- Oil Fired Central Heating & Double Glazing
- Integral Garage with Electric Door & Off Street Parking

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	46
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 	



Description

This extended, detached property is located in the increasingly desirable Ormeau Road area of South Belfast. Highly popular with young professionals and families alike due to the wide range of excellent local amenities, leisure facilities and schools all within easy reach. This substantial property has been extended and modified to offer a superb family orientated home. The property comprises two separate receptions, a 31ft dining kitchen, 4 bedrooms, the master has a large en-suite and walk in robe and a separate luxury bathroom suite with bath and power shower. Outside, the property has the addition of an attractive pedestrian and vehicle gated entrance, off street parking and an integral garage with electric door. A spacious detached property in this location is fairly unique and we expect a lot of interest.

Ground Floor



ENTRANCE HALL:

Original wooden entrance door with feature stained glass glazing, tiled floor, radiator, telephone point, dado rail, ceiling coving, storage under stairs housing electric meter & hot water cylinder with immersion

LIVING ROOM:

4.37m x 3.91m (14' 4" x 12' 10")

(Into Bay) Double glazed bay window to front, solid wooden floor, feature fireplace with open fire, ceiling coving, radiator

DINING ROOM:

3.66m x 3.35m (12' 0" x 11' 0")

Double glazed window to rear, solid wooden floor, feature cast iron fireplace, radiator, ceiling coving

EXTENDED DINING KITCHEN:

9.45m x 2.03m (31' 0" x 6' 8")

Two double glazed windows to side, double glazed velux window, single glazed door to rear garden, tiled floor, part-tiled walls, two



radiators, range of high & low level units with display cabinets, space & plumbing available for washing machine, space for fridge freezer, single drainer 1 & 1/2 sink unit with mixer taps, integrated electric oven & four ring hob with integrated extractor hood

LOBBY:

Access to integrated garage & access to rear garden, stair case to master suite

First Floor

LANDING:

Dado rail

BATHROOM:

2.31m x 1.68m (7' 7" x 5' 6")

Vinyl effect flooring, tiled walls, radiator, double glazed window to rear, panelled bath with power shower over, low flush WC, wash hand basin with vanity unit

MASTER BEDROOM:

4.95m x 4.32m (16' 3" x 14' 2")

Three double glazed windows to front, radiator, walk-in robe

ENSUITE BATHROOM:

2.82m x 2.06m (9' 3" x 6' 9")

Double glazed window to rear, radiator, tiled-floor, bath with power shower over, wash hand basin with vanity under, close coupled WC, mechanical extractor fan

BEDROOM (2):

4.34m x 3.25m (14' 3" x 10' 8")

(Into bay) Double glazed bay window to front, low flush WC, radiator, built-in robes

BEDROOM (3):

3.63m x 3.63m (11' 11" x 11' 11")

Double glazed window to rear, laminate wooden floor, radiator

BEDROOM (4):

2.31m x 2.21m (7' 7" x 7' 3")

Double glazed window to front, laminate





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