



32 Timbey Park  
Ormeau Road  
Belfast, BT7 3BT

Offers Around  
**£154,950**



- Extended Mid Terrace House
- 3 Bedrooms
- Separate Living Room
- Extended Kitchen / Family Room
- Modern Bathroom Suite
- Gas Heating & Double Glazing
- Rear Garden Laid to Lawn

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



## Description

This extended home boasts a spacious kitchen/ family room, 3 bedrooms, garden, fully rewired, gas heating, cavity wall insulation and located minutes from both Stranmillis and Ormeau. As properties in this area generate high levels of interest and tend not to be on the market for long, we expect that this well presented property will also prove extremely popular to a wide range of buyers.



Ideally suited to families, young professionals and first time buyers alike, Timbey Park is a centrally located and popular residential address. Within walking distance are excellent local schools along with a vibrant restaurant and cafe scene. Ormeau Park is a short stroll away along with the Lagan Towpath, Lyric Theatre, Ravenhill Rugby Stadium with Belfast City Centre an easy commute either by car, public transport or on foot. The properties in this street are well proportioned naturally, however ours has been extended and now offers an excellent family / kitchen area overlooking the rear garden.



The accommodation comprises, entrance hall, living room, extended family / kitchen area, 3 bedrooms and a modern bathroom suite. Outside, to the front there is a low maintenance area with a selection of shrubs and a mature hedge. To the rear is a garden laid to lawn with garden shed.

## Ground Floor

### **ENTRANCE HALL:**

Pvc double glazed entrance door, luxury vinyl tiles, radiator, picture rail, stairs to first floor, storage under stairs

### **LIVING ROOM:**

*3.259m x 2.882m (10' 8" x 9' 5")*

Pvc double glazed window to front, radiator, picture rail



### **EXTENDED KITCHEN / FAMILY ROOM**

*5.838m x 4.593m (19' 2" x 15' 1")*

Pvc double glazed doors to rear garden, pvc double glazed window to rear, luxury vinyl tiles, radiator, modern range of high and low level units and worktops, 1.5 single drainer sink unit with mixer taps, space for cooker, integrated extractor hood oven, space and plumbed for washing machine and tumble dryer, recessed spotlights, wall mounted gas boiler, feature fireplace with wooden surround

## **First Floor**

### **BATHROOM:**

*1.713m x 1.7m (5' 7" x 5' 7")*

Pvc double glazed window to rear, vinyl flooring, modern white suite comprising panelled bath with thermostatic shower and large "rain" style shower head, modern square wash hand basin with mixer tap, close coupled wc, towel radiator



### **BEDROOM (1):**

*3.13m x 3.104m (10' 3" x 10' 2")*

Pvc double glazed window to rear, radiator

### **BEDROOM (2):**

*2.87m x 2.786m (9' 5" x 9' 2")*

Pvc double glazed window to front, radiator

### **BEDROOM (3):**

*2.007m x 1.722m (6' 7" x 5' 8")*

Pvc double glazed window to front, radiator, built in cupboard



## **Outside**

### **GARDEN**



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