



Hampton ESTATES

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10 Timbey Park
Ormeau Road
Belfast, BT7 3BT

Offers Around
£155,000



- Extended Mid Terrace House
- Extended Living/Dining Room
- Extended Kitchen
- Original 3 Bed - Now 2 Good Sized Bedrooms
- 2 Reception Rooms
- White Bathroom Suite with Bath and Electric Shower
- Oil Fired Central Heating and Double Glazing
- Enclosed Rear Patio Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



Description

Tantalising Timbey...We are pleased to offer for sale an Extended Terrace on popular Timbey Park, located just off Ormeau Road. Close to Stranmillis and a main Bus Route to Belfast City Centre, this location offers total convenience to a vast array of excellent local amenities, including excellent shopping at Forestside Shopping Centre. This location is ideal for any potential Buyer.



The property is an Extended Mid Terrace and originally comprised 3 Bedrooms. However, like most properties, the 3rd Bedroom was quite small and, therefore, has been opened up and now benefits from one large Bedroom and a generous second Bedroom. The Bathroom Suite is classic White and has both Bath and Electric Shower. On the Ground Floor is the front Reception room, an extended 7.5m Living/Dining Room and extended Kitchen. Outside, to the rear, is an enclosed Patio Garden, measuring an ample 7.5m x 5.2m.

An ideal First Time Purchase, Downsize or Buy-to-Let. Book your viewing today.

Ground Floor

ENTRANCE HALL:

Double Glazed PVC Door to Front, Radiator, Laminate Wooden Floor, Large Storage and Airing Cupboard plumbed for Washing Machine and housing Hot Water Cylinder.

DINING ROOM:

3.3m x 3.m (10' 10" x 9' 10")

Double Glazed PVC Window to Front, Radiator

LIVING ROOM:



7.5m x 3.7m (24' 7" x 12' 2")
(at widest point), Double Glazed PVC Window to Rear, Laminate Wooden Floor, 2x Radiators

KITCHEN:

4.2m x 2.3m (13' 9" x 7' 7")
Double Glazed PVC Window and Door to Rear, Tiled Floor, Part Tiled Wall, Radiator, Breakfast Bar, Range of High and Low White Units and Worktops, Single Drainer Sink Unit with Mixer Taps, Space for Electric Cooker, Space for Fridge Freezer and Tumble Dryer

First Floor

BEDROOM (1):

4.9m x 2.9m (16' 1" x 9' 6")
Combined and Opened to make One Large Bedroom, 2x Double Glazed PVC Windows to Front, Radiator

BEDROOM (2):

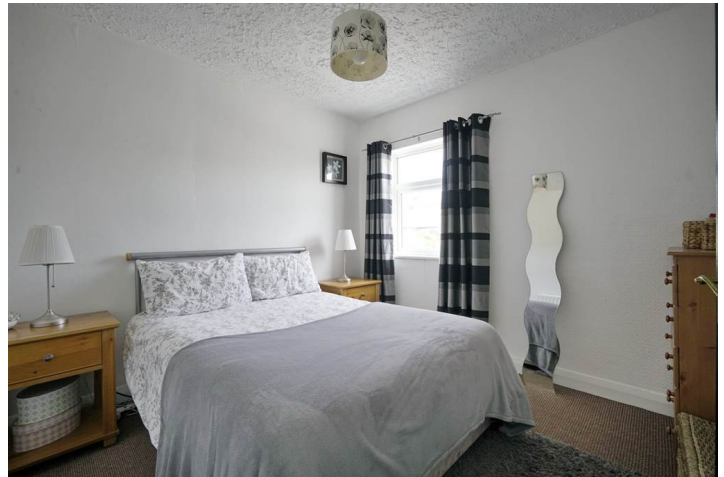
3.1m x 3.1m (10' 2" x 10' 2")
Double Glazed PVC Window to Rear, Radiator

BATHROOM:

1.7m x 1.5m (5' 7" x 4' 11")
Double Glazed PVC Window to Rear, Radiator, Panel Bath with Electric Shower over, Low Flush WC, Pedestal Wash Hand Basin, Tile Effect Vinyl Flooring, Extractor Fan

Outside

7.4m x 5.2m (24' 3" x 17' 1")
Spacious Patio with Raised Pebble Flowerbeds, Storage Shed, PVC Oil Tank and Boiler, Outside Water Tap



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