



4 Ardmore Avenue  
Ormeau Road  
Belfast, BT7 3HD

Offers Over  
**£169,950**



- Modern & Deceptively Spacious Mid Terrace
- Highly Desirable Ormeau Location
- 3 Bedrooms - Master with En-Suite Shower Room
- Living Room with Glazed Double Doors to Separate Dining Room
- Generous Kitchen Overlooking Rear Garden
- Modern White Bathroom Suite
- Gas Heating & Double Glazing
- Off Street Parking & Rear Garden

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>	75	75
(55-68)	<b>D</b>		
(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

Located immediately off the ever popular Ormeau Road in South Belfast, this modern and very well proportioned 3 bed house is extremely deceptive and comprises a Master bedroom with En-Suite shower room and 2 further bedrooms, a modern white bathroom suite, living room with double doors to a separate dining room and a spacious, bright kitchen overlooking the rear garden, driveway to front and a private, enclosed rear garden. The property also benefits from double glazing and gas central heating.



This location is ideal for a wide range of buyers, with the bus stop right at the end of the street to take you directly into Belfast City Centre. A few minutes walk down the Ormeau Road will bring you to a vast array of local bistros, cafes, highly regarded schools and leisure facilities, or a few minutes in the opposite direction, up the Ormeau Road you will be at Forestside Shopping Centre.

We do expect this property to get a high level of interest so do book your viewing immediately



## Ground Floor

### **ENTRANCE HALL:**

PVC Double Glazed Windows to Front, Cupboard housing Electric Meter, Radiator, Understairs Storage Cupboard, Stairs to First Floor

### **LIVING ROOM:**

*4.9m x 3.m (16' 1" x 9' 10")*

PVC Double Glazed Window to Front, Tiled Fireplace, Radiator, Ceiling Coving, Double Doors to Dining Room



**DINING ROOM:**

3.1m x 2.7m (10' 2" x 8' 10")

PVC Double Glazed Double Doors to Rear Garden, Radiator

**KITCHEN:**

5.2m x 2.2m (17' 1" x 7' 3")

PVC Double Glazed Window and Door to Rear Garden, Range of High and Low Level Fitted Units and Worktops, Integrated Oven, 4-Ring Gas Hob and Extractor Hood Over, Space for Tumble Dryer, Space and Plumbed for Washing Machine, Space for Fridge Freezer, Single Drainer Sink Unit with Mixer Taps, Part Tiled Walls, Space for Small Breakfast/Dining Table, Radiator, Enclosed Wall Mounted Gas Boiler

**First Floor****LANDING:**

Access to Roof Space, Airing Cupboard with Shelving and Radiator

**BATHROOM:**

1.9m x 1.7m (6' 3" x 5' 7")

PVC Double Glazed Window to Rear, Extractor Fan, Part Tiled Walls, Radiator, Modern White Suite comprising Panelled Bath with Central Mixer Taps and Shower Attachment, Close Coupled WC, Wash Hand Basin with Mixer Taps and Vanity Unit Under.

**MASTER BEDROOM:**

3.8m x 3.m (12' 6" x 9' 10")

PVC Double Glazed Window to Rear, Radiator, Wooden Floor

**ENSUITE SHOWER ROOM:**

3.m x 0.9m (9' 10" x 2' 11")

Modern White Suite comprising Shower Cubicle with Electric Shower, Wash Hand Basin with Mixer Taps, Low Flush WC, Wooden Floor, Tiled Walls, Extractor Fan





**BEDROOM (2):**

3.2m x 2.5m (10' 6" x 8' 2")  
(into Robes), PVC Double Glazed Window to Front, Laminate Wooden Floor, Radiator, Built-In Mirrored Slide Robes

**BEDROOM (3):**

2.4m x 2.2m (7' 10" x 7' 3")  
PVC Double Glazed Window to Front, Laminate Wooden Floor, Radiator

## Outside

Driveway, Front Garden Laid to Lawn, Enclosed Rear Garden Laid to Lawn with Mature Shrubs, Flowerbeds and Paved Patio Area, Pedestrian Gate to Rear Entry





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