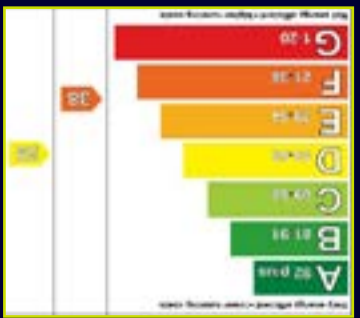


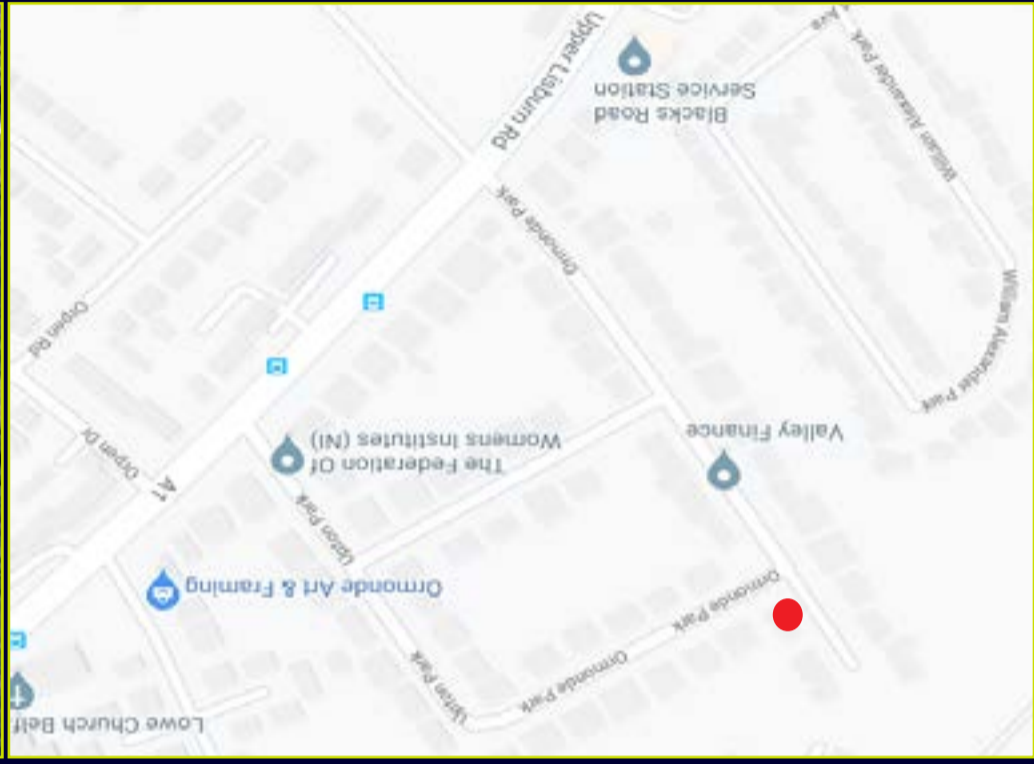
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ENERGY PERFORMANCE CERTIFICATE



LOCATION MAPS

56 Ormonde Park  
Belfast, BT10



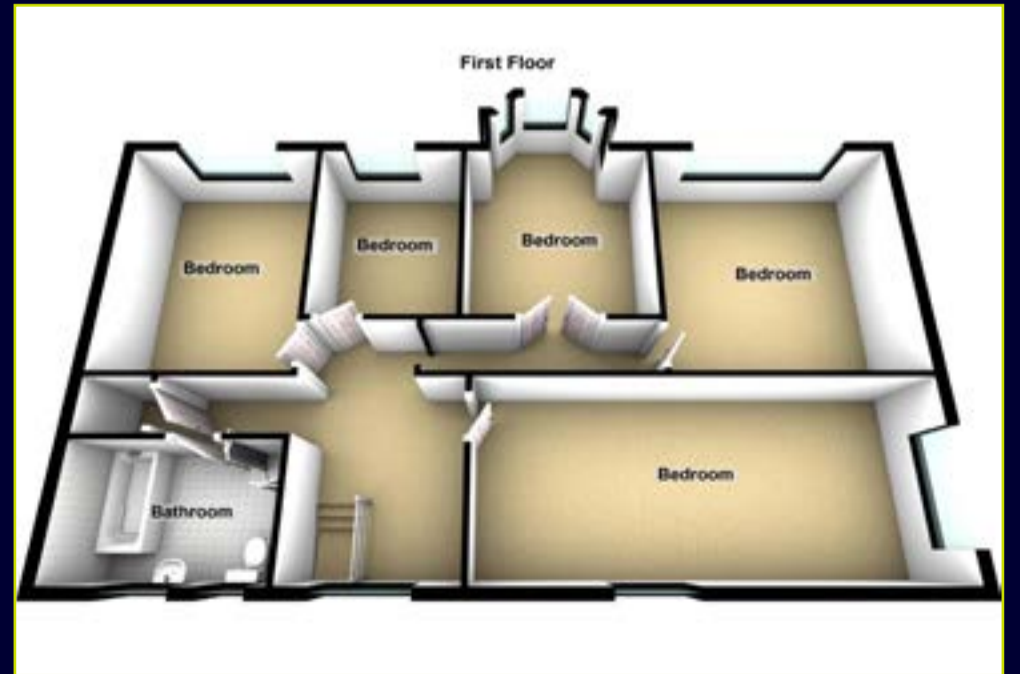
Asking Price  
£335,000

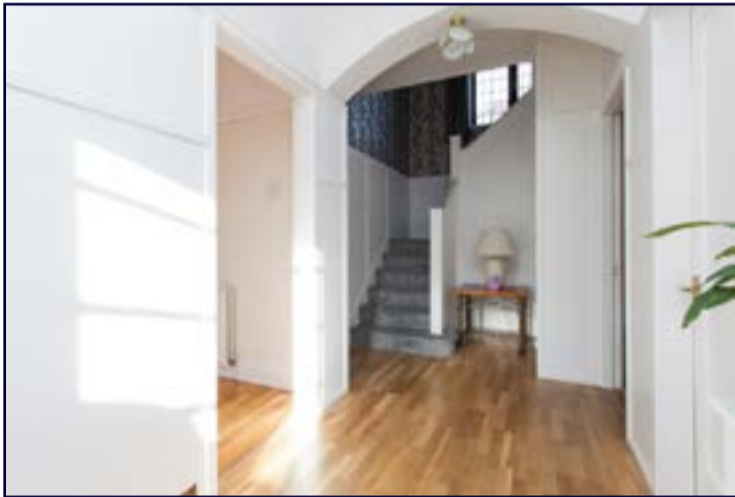
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**FLOORPLANS** Not To Scale





## COMPRISES

### GROUND FLOOR

#### ENTRANCE PORCH:

**ENTRANCE HALL:** Wood strip flooring, wooden panelling

**DOWNSTAIRS W.C:** Low flush w.c, wash hand basin with chrome taps, picture rail

**LIVING ROOM:** 17' 10" x 11' 2" (5.44m x 3.4m) Bay window, Adam style fireplace with mahogany surround, shelving, picture rail, cornicing, wood strip flooring

**SITTING ROOM:** 13' 8" x 10' 9" (4.17m x 3.28m) Adam style fireplace with mahogany surround, picture rail, cornicing, wood strip flooring

**OPEN PLAN KITCHEN / LIVING / DINING 20' 0" x 12' 4" (6.1m x 3.76m)** Range of high and low level units, formica work surfaces, stainless steel sink unit, integrated double oven, four ring halogen hob with extractor fan over, American style seating, plumbed for dishwasher, space for fridge, vaulted ceiling, Velux window, partly tiled walls, tiled floor, spot lighting, doors to rear

**REAR HALLWAY:** Tiled floor, picture rail, back door

**UTILITY ROOM:** 13' 7" x 6' 9" (4.14m x 2.06m) Range of high and low level units, formica work surfaces, plumbed for washing machine, space for tumble dryer, space for American style fridge freezer, tiled floor, spot lighting

### FIRST FLOOR

**LANDING:** Hot press, roof space access, picture rail

**BEDROOM (1): 23' 0" x 10' 10" (7.01m x 3.3m)** Wood strip flooring, picture rail

**BEDROOM (2): 13' 5" x 10' 3" (4.09m x 3.12m)** Picture rail

**BEDROOM (3): 9' 8" x 7' 7" (2.95m x 2.31m)** Wood strip flooring, picture rail

**BEDROOM (4): 13' 4" x 10' 2" (4.06m x 3.1m)** Wood strip flooring, picture rail

**BEDROOM (5): 13' 4" x 12' 2" (4.06m x 3.71m)** Wood strip flooring, picture rail

**BATHROOM:** Fully tiled shower cubicle, panel bath, low flush w.c, tiled floor, fully tiled walls, tongue and groove ceiling

### Outside

**INTEGRAL GARAGE: 16' 9" x 13' 1" (5.11m x 3.99m)** Light and power

Extensive gardens in lawn to front and side. Private and enclosed rear patio.  
Paved driveway leading to an integral garage.  
Mature hedges and shrubs.

## KEY FEATURES

- Substantial, Detached Family Home In A Quiet Cul-De-Sac
- Super Corner Site
- Many Leading Primary, Secondary And Grammar Schools Close At Hand
- Walking Distance To Finaghy Village
- Bay Fronted Living Room
- Sitting Room
- Open Plan Kitchen / Living / Dining
- Large Utility Room With Excellent Storage
- Downstairs W.C
- Five Double Bedrooms
- Family Bathroom With Separate Shower Cubicle
- Private And Enclosed Rear Patio
- Front And Side Gardens
- Driveway Leading To An Integral Garage
- Oil Fired Central Heating
- Double Glazed
- Early Viewing Advised



## SUMMARY

Substantial detached family home occupying a superb corner site in a popular and well established residential development off the Upper Lisburn Road. This fantastic home is located in a quiet cul-de-sac and offers ease of access to main arterial routes and public transport services, many leading schools and Finaghy Village.

The property offers spacious and adaptable accommodation and briefly comprises of open plan kitchen / living / dining, a further two receptions, large utility room and downstairs w.c on the ground floor. To the first floor are five double bedrooms and a family bathroom complete with separate shower cubicle.

The property further benefits from a private and enclosed rear patio garden, front and side gardens laid in lawn and a paved driveway leading to an integral garage.

All in all a superb family home offering great potential and early viewing is strongly advised.

