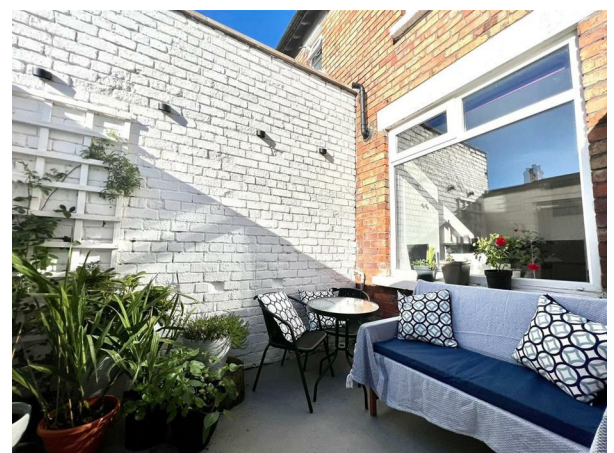


47 Ava Street, Belfast, BT7 3BS



- **Superb Mid-Townhouse**
- **Highly Regarded South Belfast Location**
- **2 Bedrooms**
- **2 Receptions**
- **Contemporary 'Shaker' Style Kitchen**
- **Modern White Family Bathroom Suite**
- **Property Re-Roofed (2019)**
- **PVC Double Glazed**
- **Gas Fired Central Heating**

PRICE Offers Over £159,950

Perfectly positioned on the ever-sought-after Ormeau Road, this beautifully presented mid-townhouse enjoys a well-planned living layout, a contemporary 'shaker' style kitchen and a modern white family bathroom suite. Located within close proximity to a plethora of local amenities, popular cafes & restaurants, public transport options, leisure facilities and Ormeau Park. With a high-level of interest anticipated, early viewing is advised to avoid disappointment.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed door with feature inset and twin panels. Semi-solid wooden flooring. Storage cupboard under stairs.

LOUNGE

12'5" x 9'4" (3.79 x 2.85)

(At widest points & into bay window) Semi-solid wooden flooring. Cast iron feature fireplace with slate hearth & wooden surround.

DINING ROOM

14'2" x 10'2" (4.33 x 3.12)

(At widest points) Semi-solid wooden flooring. Walk-in storage cupboard. Storage cupboard housing gas boiler. Cast iron feature fireplace with slate hearth & matching surround.

CONTEMPORARY 'SHAKER' STYLE KITCHEN

11'1" x 6'0" (3.40 x 1.85)

Contemporary 'shaker' style kitchen with complimentary worksurfaces equipped with a comprehensive range of high & low level units. Integrated oven & 4 ring hob with extractor fan over housed in matching canopy. Stainless steel single drainer sink unit with monobloc tap. Space for fridge freezer. Plumbed for washing machine. Vinyl Flooring. Complimentary wall tiling. Wood panelled ceiling. Door to rear courtyard.

FIRST FLOOR

MODERN WHITE FAMILY BATHROOM SUITE

Comprising panelled bath with fixed shower screen & shower attachment over. Button Flush W.C. Pedestal wash hand basin with mixer taps. Feature towel radiator. Fully tiled walls. Tiled Floor. Access to roof space via 'Slingsby' ladder.

BEDROOM 2

9'1" x 10'4" (2.77 x 3.16)

(At widest points) Luxury carpet. Built-in storage cupboards.

BEDROOM 1

15'5" x 10'4" (4.7 x 3.17)

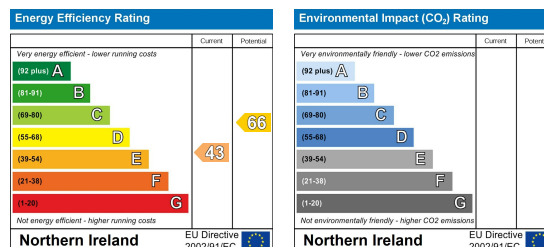
(At widest points) Luxury carpet.

OUTSIDE

Fully paved neat garden to front screened by perimeter wall.

Easily maintained fully paved private enclosed courtyard to rear screened by perimeter wall. Access to alley way.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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