



A beautifully presented mid terrace family home situated just off the Ormeau Road in South East Belfast. Ideally positioned for those seeking convenient access to the City Centre by car or local transport and within close proximity to a host local amenities to include shops, cafes and restaurant's. The accommodation briefly comprises on the ground floor, two bright reception rooms one with feature open fire, an extended fully fitted kitchen with range of high and low level units. Upstairs are three well-proportioned bedrooms and a family bathroom with white suite.

In addition the property benefits from uPVC framed double glazed windows, gas fired central heating and enclosed rear garden with paved patio area including a forecourt to the front.

Properties in this area are highly sought after, appealing to a wide range of potential purchasers. Early viewing is highly recommended.

Offers Over
£174,950

20 Timbey Park,
Belfast,
BT7 3BT

Viewing by
appointment
through agent
028 9066 3030



- Excellent extended mid-terrace property in a highly sought after location in South East Belfast
- Conveniently located within easy access to public transport links to Belfast City Centre including local amenities on the Ormeau and Stranmillis Road
- Two spacious receptions rooms; one with open fireplace
- Fully fitted kitchen with access to enclosed rear garden
- Three well-proportioned bedrooms
- First floor bathroom with white suite
- Enclosed rear garden and forecourt to the front
- Gas central heating, Double glazing throughout
- Ideal for a wide range of purchasers to include first time buyers, investors and downsizers

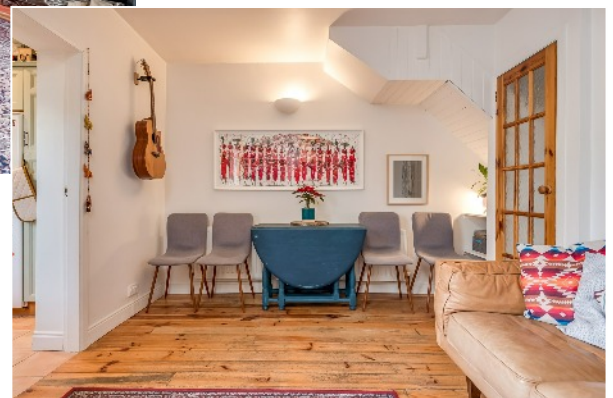
The Property Comprises:

Ground Floor

Front door to . . .

HALLWAY:

LIVING ROOM: 16' 1" x 10' 2" (4.9m x 3.1m) Solid wood flooring, open fire with cast iron surround and tiled hearth, uPVC double patio doors onto enclosed rear garden.



DINING ROOM: 11' 0" x 9' 6" (3.35m x 2.9m) Solid oak flooring, feature open fire.



KITCHEN: 12' 1" x 7' 2" (3.68m x 2.18m) Fitted kitchen with range of high and low level units, built-in oven, gas hob and extractor, stainless steel sink with mixer tap, plumbed for washing machine, tiled flooring, part tiled walls.



First Floor

LANDING: Carpeted.

BATHROOM: Three piece white suite, low flush wc, wash hand basin, bath with overhead shower, mosaic effect tiled flooring, extractor fan, part tiled walls.



BEDROOM (1): 10' 3" x 10' 1" (3.12m x 3.07m) Laminate wood effect flooring, feature cast iron fireplace.



BEDROOM (2): 9' 5" x 9' 5" (2.87m x 2.87m) Laminate wood effect flooring.



BEDROOM (3): 6' 6" x 5' 7" (1.98m x 1.7m) Laminate wood effect flooring.



ROOFSPACE: Floored with Velux window.

Outside

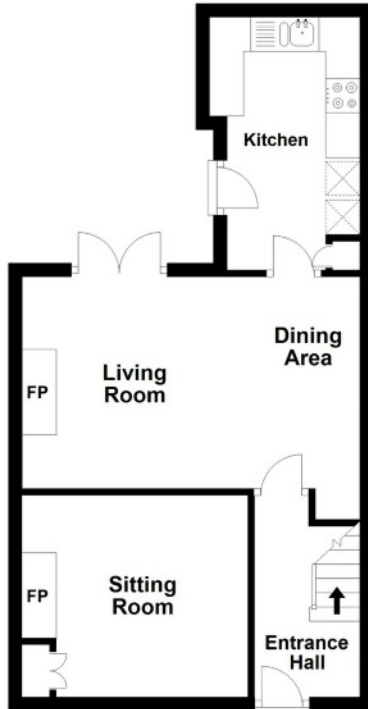
Rear garden with paved patio, artificial grass, wooden shed.



Telephone 028 9066 3030
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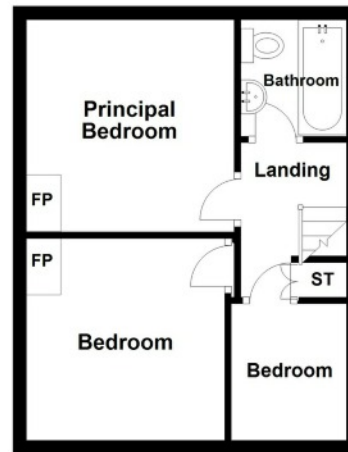
Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.5 sq. feet)



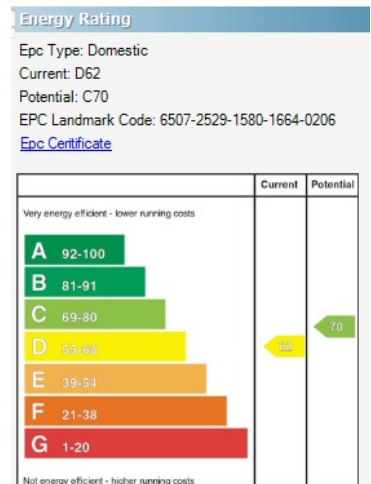
Total area: approx. 67.9 sq. metres (731.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location:

From Ormeau Road turn into Haywood Avenue and Timbey Park is on the right hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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