



Located within this highly desirable South Belfast address, Fitzwilliam Avenue is an elegant tree lined avenue which runs between the bustling Ormeau and Ravenhill Road.

No. 6 is a handsome semi-detached home which offers the prospective purchaser the unique opportunity to put their own stamp on specification throughout. The property which currently sits at first fixed electrical stage, has been thoughtfully extended and remodelled, with the perfect multi-functional layout to accommodate modern family needs. Please note there is an available list of works carried out to date and a further list of works that need to be completed in order to achieve the finished version of what will be a stunning, bespoke Victorian home.

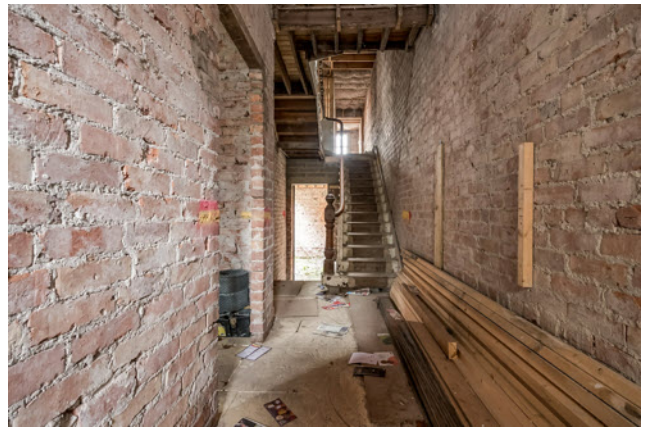
The distinctive high ceilings together with the detailed external brickwork all combine to convey quality of a bygone era. The spacious family accommodation offers five double bedrooms, principle with ensuite bathroom. There are two reception rooms plus open plan kitchen/dining area with separate utility room. Externally the property benefits from a rear courtyard area accessed via double doors from the kitchen.

Offers Over
£345,000

6 Fitzwilliam Avenue,
Belfast,
BT7 2HJ

Viewing by
appointment with
& through agent
028 9065 0000

- Substantial Extended Victorian Semi Detached home
- Two principle reception rooms
- Large kitchen/living/dining area with access to rear courtyard
- Utility room/Shower Room
- Five double bedrooms, principle with ensuite bathroom and dressing area
- First Floor Family Bathroom
- Current finish at first fix stage - list of works completed to date available on request
- Courtyard area to rear/Driveway parking to front
- Rare opportunity to put ones own stamp on such a charming period property
- The location is a short distance from some of Belfast's leading primary and secondary schools as well as an excellent array of local shops, cafes and recreational amenities such as Cherryvale Playing Fields and Ormeau Park
- CASH OFFERS ONLY



The Property Comprises:

Ground Floor

Hardwood front door leading to:

ENCLOSED ENTRANCE PORCH:

ENTRANCE HALL:

FRONT RECEPTION: 16' 9" x 12' 9" (5.11m x 3.89m)

RECEPTION 2: 15' 9" x 11' 5" (4.8m x 3.48m)

UTILITY ROOM: 13' 1" x 9' 2" (3.99m x 2.79m)

OPEN PLAN KITCHEN / DINING AREA: 22' 0" x 19' 3" (6.71m x 5.87m)



First Floor

BEDROOM (1): 19' 1" x 16' 9" (5.82m x 5.11m)

ENSUITE BATHROOM/ DRESSING ROOM: 12' 5" x 11' 6" (3.78m x 3.51m)

BEDROOM (2): 10' 10" x 9' 2" (3.3m x 2.79m)

BATHROOM: 10' 9" x 7' 10" (3.28m x 2.39m)



Second Floor

BEDROOM (3): 22' 4" x 11' 2" (6.81m x 3.4m)

BEDROOM (4): 18' 4" x 17' 11" (5.59m x 5.46m)

BEDROOM (5): 11' 5" x 11' 6" (3.48m x 3.51m)



Outside

Side/rear courtyard and off street parking

Location:

Heading out of Belfast on the Ormeau Road, Fitzwilliam Avenue is located on the left just before roundabout that meets Ravenhill Road.



Total area: approx. 240.3 sq. metres (2587.0 sq. feet)

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

6 Fitzwilliam Avenue

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

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

