



## 12 Primrose Street, Ormeau Road, Belfast, BT7 3FT

**Asking Price £115,000**

Set just off the Ormeau Road, this mid terrace home, that although requires modernisation is ideally positioned to all of the amenities along the road and would make an ideal first time purchase or investment. It has been realistically priced to allow for modernisation works leaving the buyer the opportunity to put their own stamp upon it. The accommodation comprises 2 good size bedrooms, lounge open to dining area, a fitted kitchen and a 1st floor bathroom. The property benefits from oil fired central heating and partial double glazed windows. Early viewing is recommended as interest will be high!

- Mid terrace home
- Two good size bedrooms
- Fitted kitchen
- Oil fired central heating
- So much potential
- Walking distance of all the amenities of the Ormeau Road
- Lounge open to dining area
- White bathroom suite
- Partial double glazed windows
- Ideal investment / 1st time buy

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

### The accommodation comprises

Pvc double glazed front door leading to the entrance porch

### Entrance porch

Glass panelled inner door leading to the lounge / dining

### Lounge / dining 19'11 x 12'3 (6.07m x 3.73m)



At widest points.  
Timber flooring, open to the dining area

### Dining area



Under stair storage.

### Kitchen 14'7 x 8'2 (4.45m x 2.49m)



### 1st floor

Landing, built in storage & hot press. Access to the roof space.

### Bedroom 1 12'3 x 11'2 (3.73m x 3.40m)



### Bedroom 2 11'6 x 8'7 (3.51m x 2.62m)



### Bathroom 7'8 x 6'8 (2.34m x 2.03m)

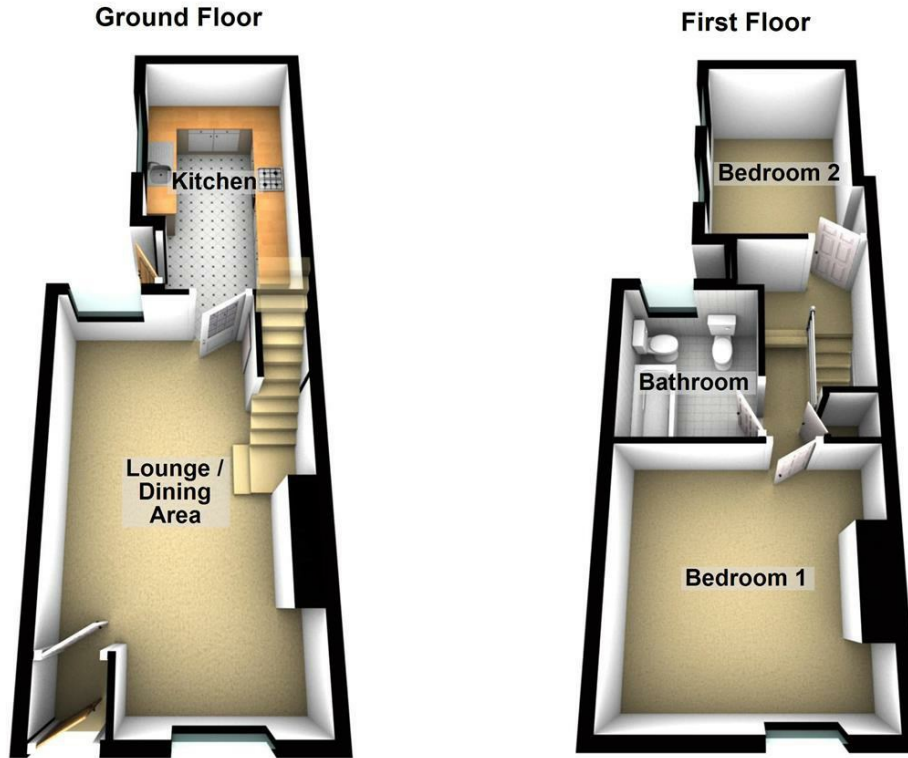


White suite comprising panelled bath, mixer taps, telephone hand shower, Triton T80 shower, low flush w/c, pedestal wash hand basin, pvc panelled walls & ceiling, extractor fan, tiled floor, chrome towel radiator.

### Outside

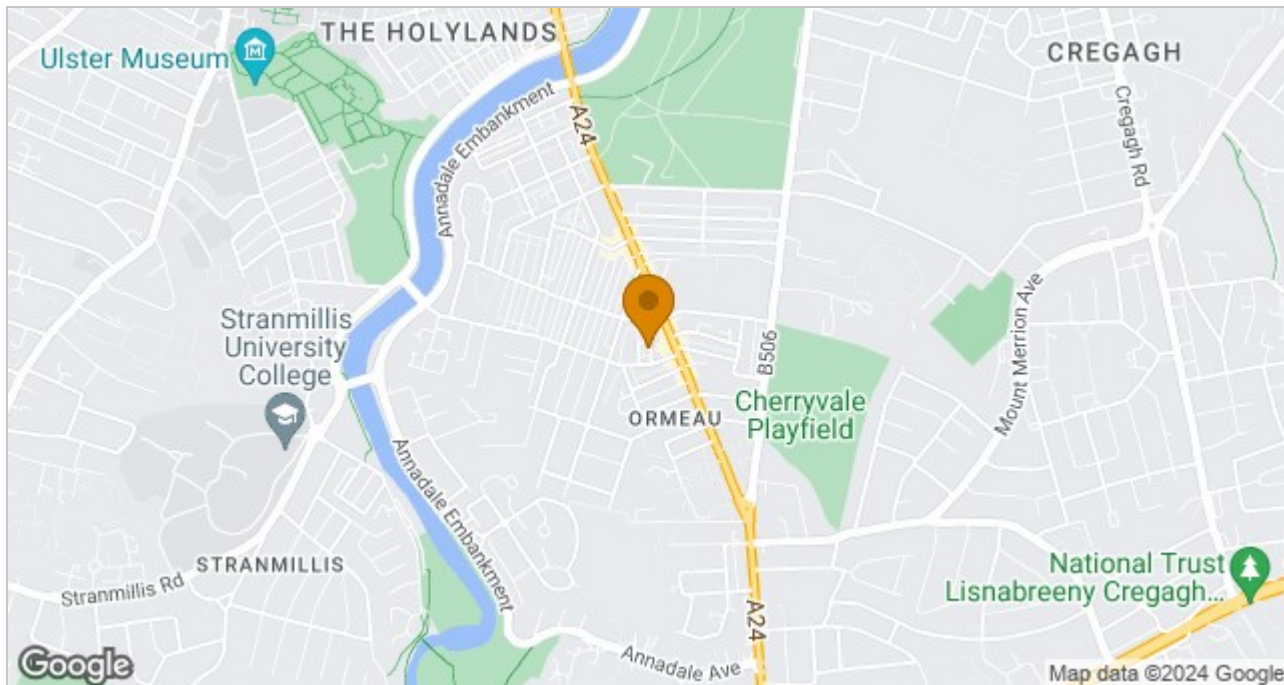
Enclosed rear yard, boiler house housing oil fired boiler, oil tank.

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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