



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

26 Rossmore Avenue

Ormeau Road, Belfast
BT7 3HB

Offers Over £320,000

26 ROSSMORE AVENUE, BT7 3HB

- **Attractive Bay Fronted Mid Terrace Home**
- **Lounge with Feature Fireplace**
- **Separate Living Room**
- **Fitted Kitchen**
- **4 Good Sized Bedrooms**
- **Bathroom with White Suite**
- **Double Glazed Windows/Gas Central Heating**
- **Well Presented Throughout/Close to Leading Schools**
- **Convenient to an Array of Amenities on Ormeau Road Including Shops, Restaurants and Public Transport**
- **Ideal for Investors and Owner Occupiers**

This traditional mid terrace property is located in an ideal location, just off the ever popular Ormeau Road.

The property is well presented by the current owner and offers well proportioned accommodation which combines a warm and homely atmosphere with many original features, including original cornicing and exposed wood flooring.

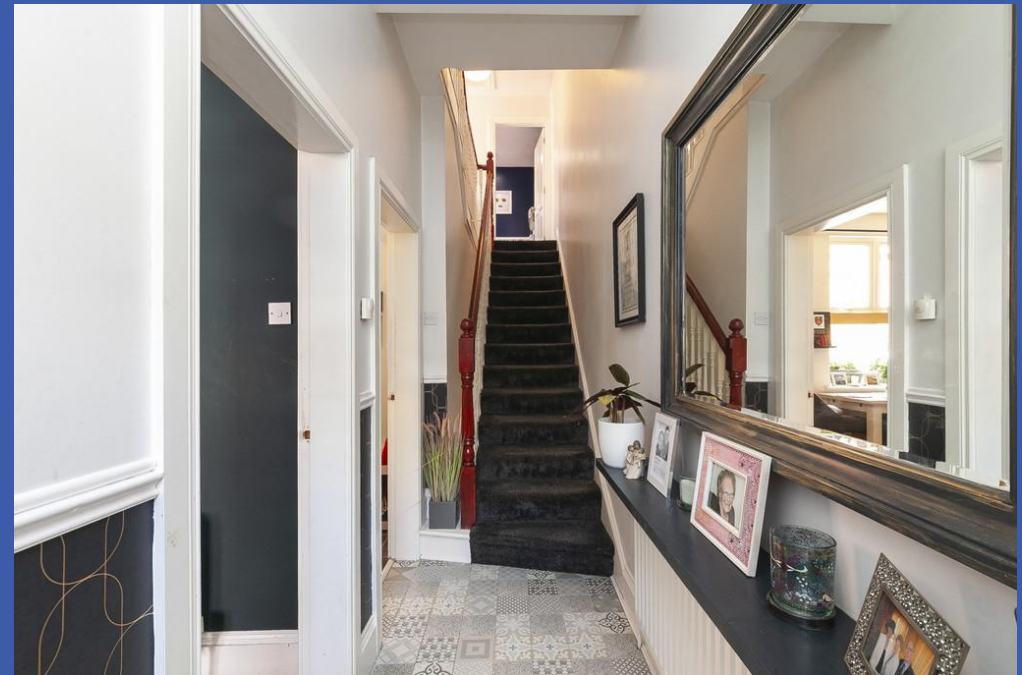
The internal accommodation centres around the lounge which has an attractive fireplace and the separate living room along with a fitted kitchen on the ground floor.

On the upper floors there are four bedrooms and a bathroom with white suite.

The internal accommodation is perfectly complemented by the delightful enclosed rear yard sitting area which leads to access to "Wildflower Alley", the award winning community project.

The Ormeau Road creates a strong sense of community with a vast array of amenities including Ormeau Park, coffee shops, restaurants and pubs along with a range of leading schools and transport facilities.

This fine property offers exceptional value for money and viewing is highly recommended.







PROPERTY COMPRISES

Front door to entrance porch.

ENTRANCE PORCH Original tile floor, glazed door to entrance hall.

ENTRANCE HALL Attractive tiled floor.

LOUNGE 15' 1" x 13' 10" (4.6m x 4.22m) Sanded and varnished floorboards, fireplace with gas coal effect fire and slate hearth, bay window.

DINING ROOM 14' 6" x 10' 8" (4.42m x 3.25m) Tiled floor and built in display shelves.

KITCHEN 11' 10" x 9' 5" (3.61m x 2.87m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with electric oven under and extractor fan over, plumbed for washing machine, tiled floor, part tiled walls, low voltage spotlights, under stairs storage.

FIRST FLOOR LANDING

BEDROOM 18' 3" x 12' 0" (5.56m x 3.66m) Sanded and varnished floorboards.





BEDROOM 11' 9" x 10' 8" (3.58m x 3.25m)

BATHROOM White suite comprising panelled bath with splash tiling, low flush WC, pedestal wash hand basin with splash tiling, panelled shower cubicle, tiled floor, low voltage spotlights, extractor fan.

SECOND FLOOR LANDING

BEDROOM 18' 3" x 12' 0" (5.56m x 3.66m) Decorative cast iron fireplace.

BEDROOM 11' 9" x 10' 8" (3.58m x 3.25m) Sanded and varnished floorboards, Velux window.

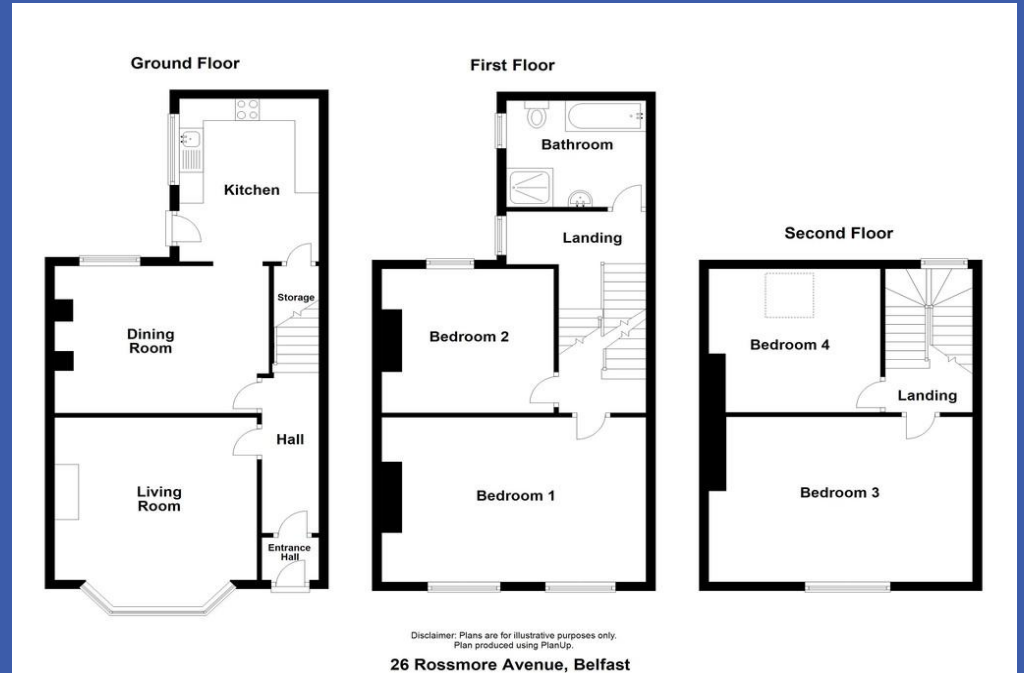
OUTSIDE Front forecourt, enclosed rear yard, sitting area with southerly aspect leading to 'Wildflower Alley' community project.

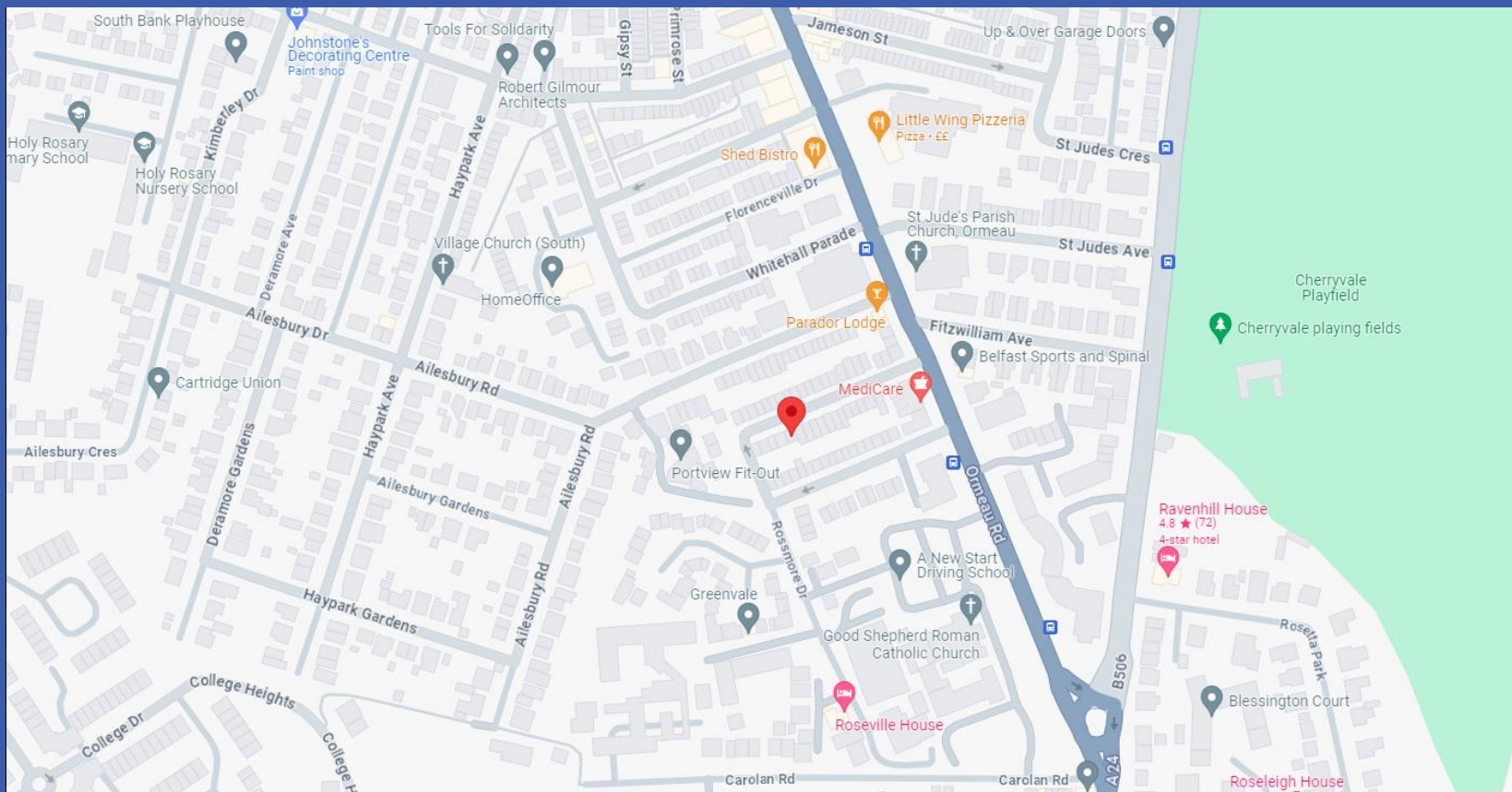












Directions:

Heading out of Belfast on Ormeau Road, Rossmore Avenue is on the right hand side before the roundabout junction with Ravenhill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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