



18 Ardmore Avenue, Ormeau Road, Belfast, BT7 3HD

Asking Price £219,950

Ardmore Avenue is only a few minutes walk from the Ormeau Road with its array of cafés, restaurant's and entertainment facilities, not to mention Cherryvale and Ormeau Parks.

The Ormeau Road also benefits from superb transport links to Belfast City Centre and is only a short distance from Queens University and Stranmillis Village.

The property benefits from spacious well proportioned accommodation comprising lounge, a large kitchen / dining with a wooden lean to and a utility area on the ground floor.

Whilst on the first floor there are two bedrooms one with access to a w/c and sink unit and a separate shower suite. Originally the house would have consisted of three bedrooms, however the 3rd bedroom was opened up to create a much larger room, this could be easily re-instated if required.

Outside there is a driveway with ample parking and enclosed rear patio / garden area.

A superb home, offering great potential!

- Semi Detached Home
- Formerly 3 Bedroom, Converted To 2 Larger Bedrooms
- Spacious Lounge
- Fitted Kitchen / Dining
- White Shower Suite
- Gas Heating
- Double Glazing
- Driveway With Ample Parking To Front
- Enclosed Rear Patio/Garden
- Fantastic Ormeau Road Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	71	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

Entrance Hall



Pvc glass panelled front door with glazed side panels, leading to entrance hall.
Under-stairs storage.

Lounge 15'7 x 10'2 (4.75m x 3.10m)



Brick fire-place with quarry tiled hearth.



Modern Fitted Kitchen 16'9 x 16'9 (5.11m x 5.11m)



Full range of high and low level units, built in hob and overhead extractor fan, eye level oven, single drainer stainless steel sink unit with mixer taps. Centre island with storage below. Part tiled walls.

Tiled flooring. Pvc doors to lean to.



Wooden Lean to Extension 10'3 x 9'4 (3.12m x 2.84m)



Tiled flooring. Plumbed for washing machine. Access to the rear. leading to an enclosed patio area.

First Floor

Bedroom One 14'6 x 10'3 (4.42m x 3.12m)



(at widest points) Built in bedroom furniture.



Bedroom Two 12'6 x 9'9 (3.81m x 2.97m)



Direct access to sink unit & Low flush w.c

W/C & Sink Unit



White Shower Suite



White shower suite comprising large walk in shower cubicle with chrome shower unit, wash hand basin with storage below and mixer taps, low flush w.c Pvc panelling. Heated chrome towel rail.

Landing

Access to the roof space via fold down ladder.

Outside Front

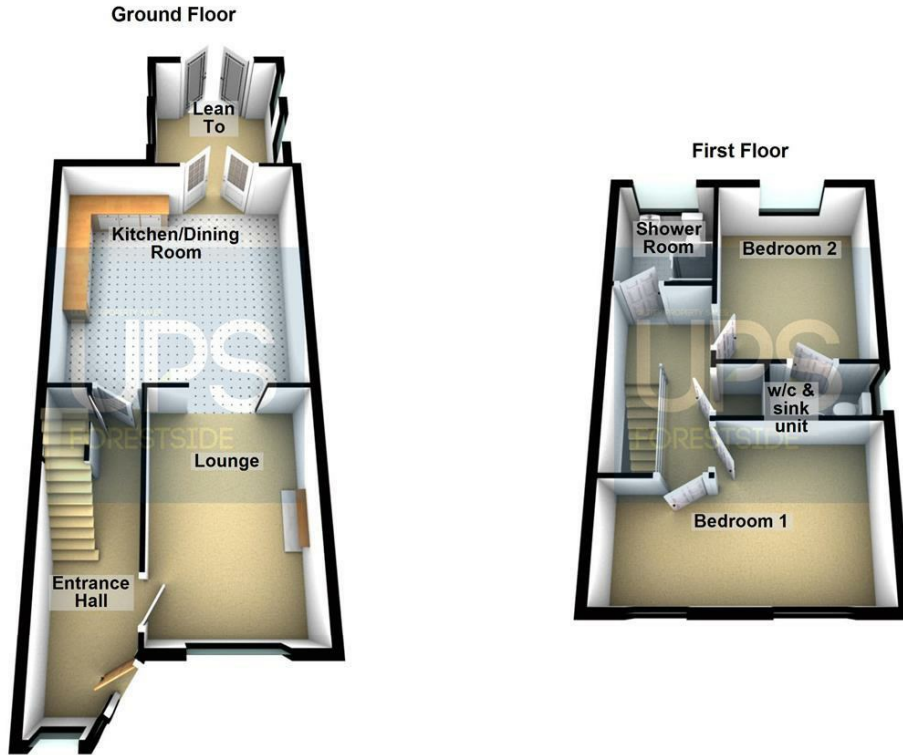
Driveway with ample parking. Wooden decked patio area. Loose stone area.

Outside Rear



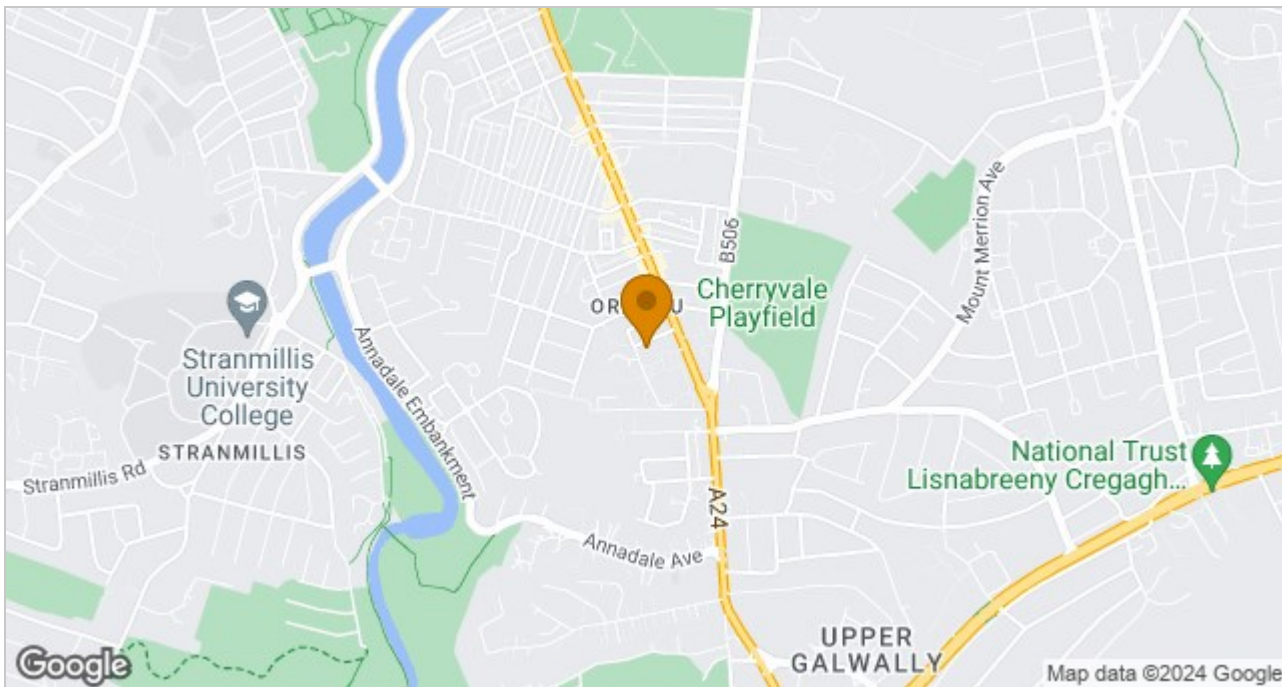
**Enclosed flagged patio to the rear, additional loose stone area.
Bordered by timber fencing.**

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



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