



37 Ava Gardens, Ormeau/Sunnyside Street, Belfast, BT7 3BW

Asking Price £195,000

Situated off Sunnyside Street, this well maintained two bedroom mid terrace home offers convenience to all the local amenities that include shops, restaurants, cafés and entertainment facilities of both Stranmillis Village and the Ormeau Road.

Accommodation on the 1st floor, comprises two double bedrooms and modern white bathroom suite and on the ground floor there is bright and spacious lounge / dining and extended fitted kitchen/dining with vaulted ceiling. Externally there is a small garden area to the front and an enclosed rear patio area that captures the afternoon sun.

With transport links to Belfast City Centre on your door step as well as the Lagan Tow Path, this property would be a fantastic home for both the first time buyer and investor hoping to purchase a property with little or nothing to do.

- Mid Terrace Home
- Lounge / Dining
- White Bathroom Suite 1st Floor
- Double Glazed
- Enclosed Rear Patio Area
- Two Good Sized Bedrooms
- Extended Kitchen / Dining To The Rear
- Gas Heating
- Easily Maintained Front Garden
- Convenient Location To Both Ormeau & Stranmillis

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		72	77
(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



Wood panelled front door to entrance hall.

Lounge / Dining 20'0 x 15'1 (6.10m x 4.60m)



(at widest points)
Cast iron fireplace.



Extended Kitchen/Dining 14'0 x 11'7 (4.27m x 3.53m)



Full range of high and low level units, Formica work surfaces, single drainer 1 1/4 bowl sink unit with mixer taps. Integrated fridge freezer and washing machine. Built in hob and under oven, stainless steel overhead extractor fan. Fully tiled walls. Tiled flooring. Vaulted ceiling. Pvc patio doors to garden.



First Floor

Bedroom One 12'9 x 9'3 (3.89m x 2.82m)



(at widest points) Built in robes. Laminate flooring.



Bedroom Two 10'10 x 9'0 (3.30m x 2.74m)



Laminate flooring,

White Bathroom Suite



Comprising panelled bath with chrome shower unit above, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring.
Hot-press Housing gas boiler.

Landing

Access to floored roof space via fold down ladder. Skylight window,

Outside Front



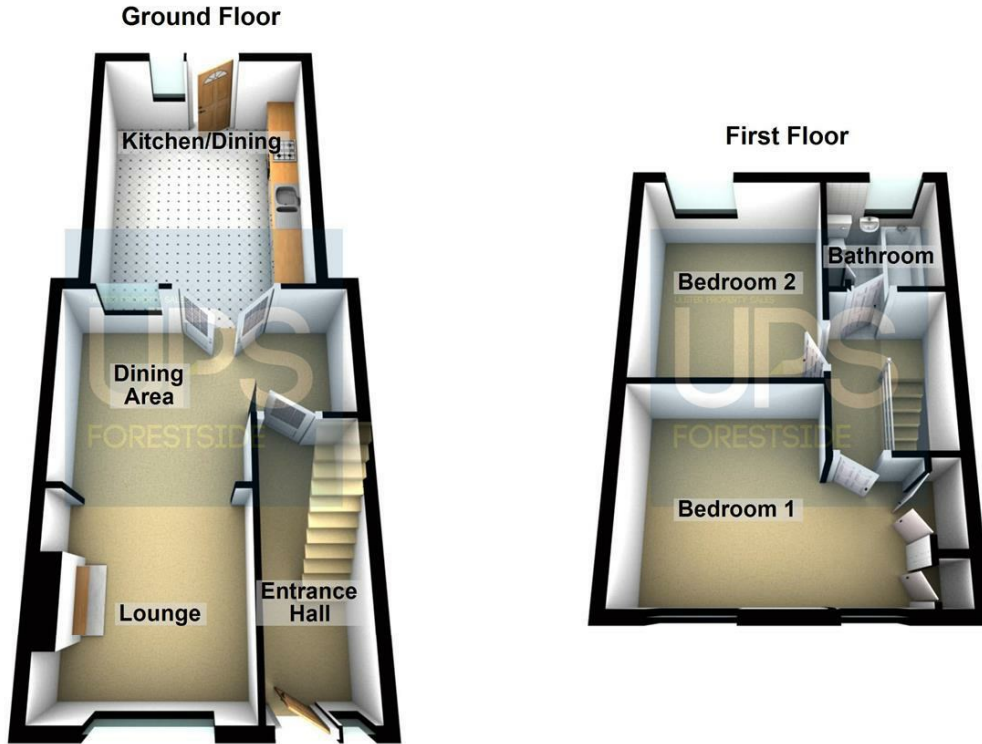
Easily maintained loose stone area to the front.

Outside Rear



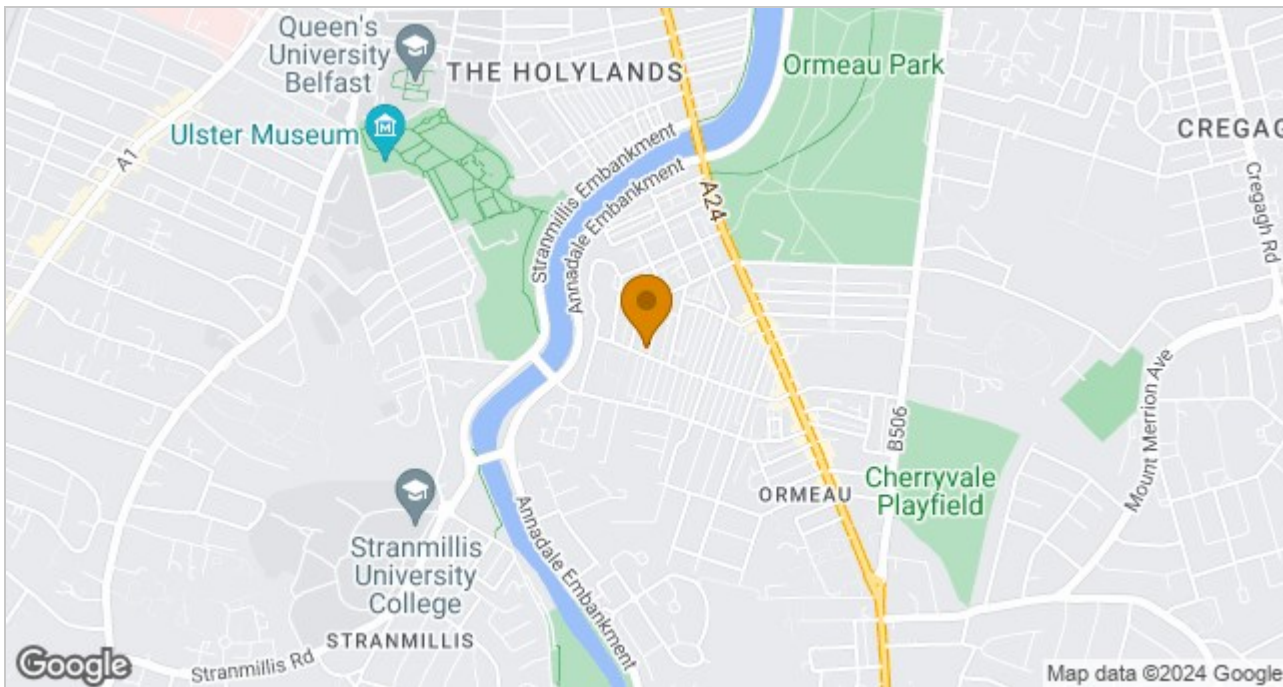
Enclosed rear with brick paved patio and loose stone area. Bordered by timber fencing and hedging. Pergola over patio area.

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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