



223a Upper Newtownards Road, Belfast, BT4 3JD
Tel: 028 9065 5060
Email: info@fetherstons.com
Web: www.fetherstons.com

16 Ormonde Gardens

Belfast
BT6 9FL

Offers Over £215,000

16 ORMONDE GARDENS, BELFAST, BT6 9FL

- Well Presented Semi-Detached Family Home
- Excellent Location Just Off The Castlereagh Road
- Ease of Access To Belfast City Centre
- Bright And Spacious Living / Dining Room
- Modern Kitchen
- Three Generous Bedrooms
- First Floor Family Bathroom In White Suite
- Garage Converted To Office / Studio With Storage Area
- Private, Enclosed Rear Garden In Lawn With Patio
- Gas Heating / Double Glazing

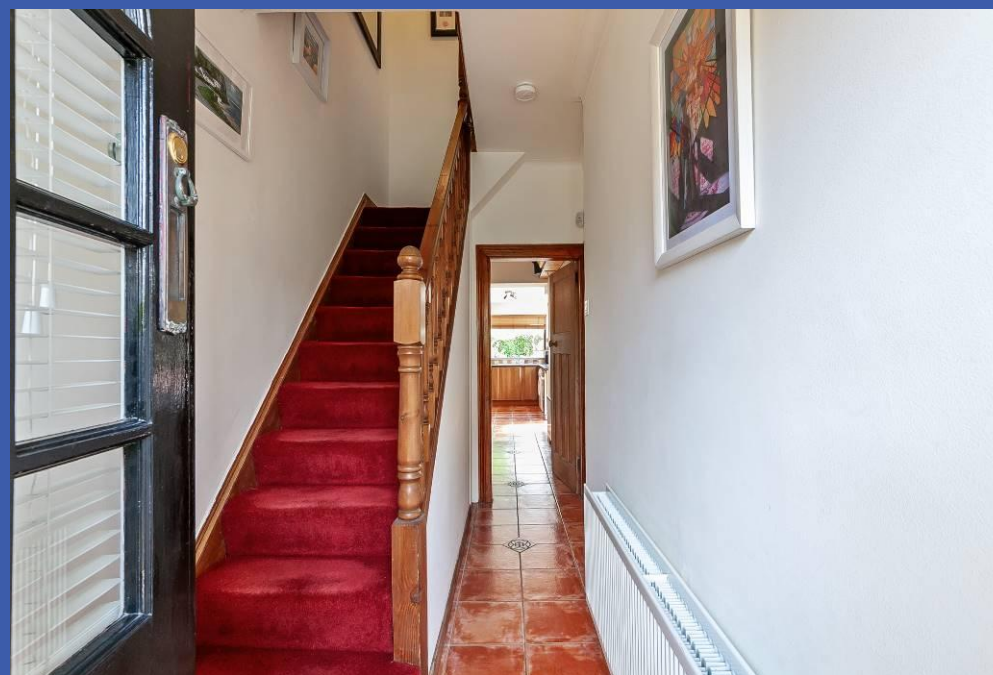


Property Description

A very well presented semi-detached family home located just off the Castlereagh Road. Many shops and amenities of the Castlereagh Road and Cregagh Road are close at hand and Belfast city centre is easily accessible by bus or car.

This fine home comprises of a bright and spacious living / dining room and a modern kitchen with dining area on the ground floor. Three generous bedrooms and a well appointed family bathroom are on the first floor. The property further benefits from a large rear garden laid in lawn with patio and a separate BBQ area and driveway parking. The detached garage has been converted into an office / studio to the front whilst retaining a storage area to the rear.

Early viewing is advised to appreciate this fine family home.





Property Comprise

ENTRANCE HALL

Tiled floor, coricing, glazed front door

LIVING ROOM / DINING ROOM 19' 8" x 9' 9" (6..15m x 2.98m)

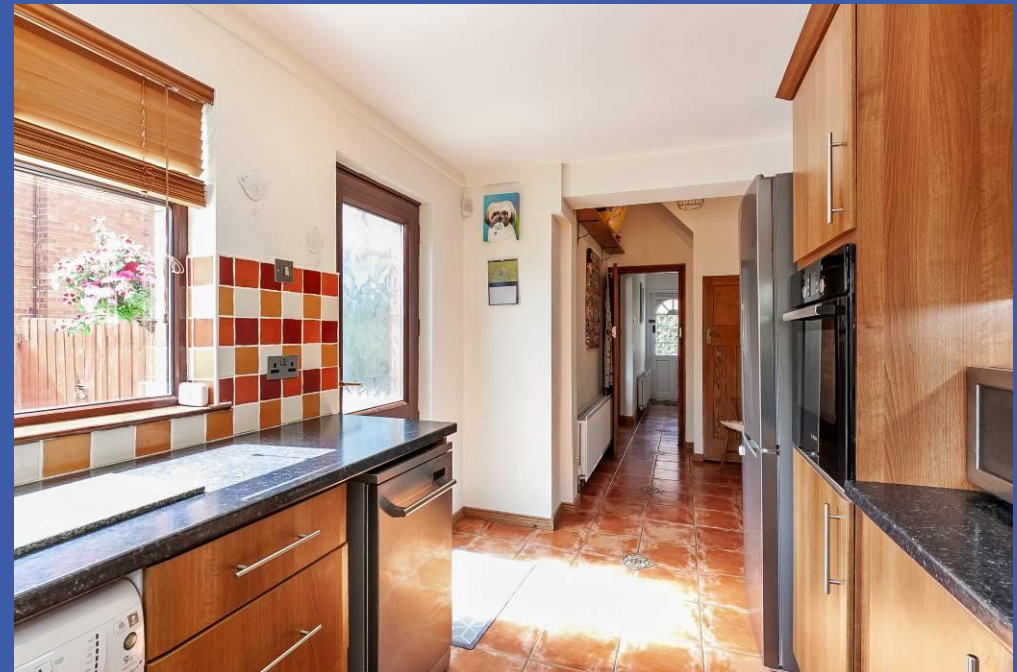
Feature fire place with tiled hearth and wooden mantle, wooden floor, coricing





KITCHEN WITH DINING AREA 21' 7" x 7' 11" (6.6m x 2.43m)

Range of high and low level units, feature under lighting, formica work surfaces, chrome handles, integrated Bosch oven and four ring gas hob with extractor fan over, stainless steel sink unit, space for fridge freezer, plumbed for washing machine, tiled floor, partly tiled walls, under stair storage





LANDING

Access to floored roof space with velux window and storage into the eaves

BEDROOM 1 11' 1" x 9' 8" (3.4m x 2.95m)

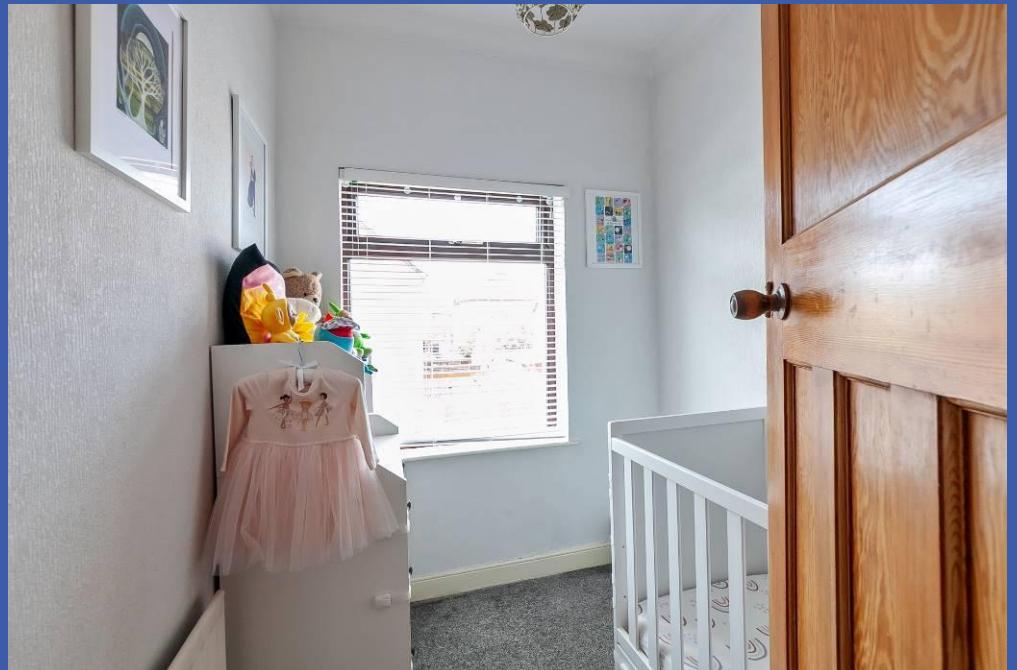
Cornicing

BEDROOM 2 8' 9" x 8' 8" (2.69m x 2.66m)

Cornicing

BEDROOM 3 6' 4" x 5' 10" (1.95m x 1.78m)

Cornicing





BATHROOM

Panel bath with chrome taps and electric shower over, wall hung wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, tiled floor, partly tiled walls

OUTSIDE Driveway leading to spacious yard.

Front garden laid in lawn with mature shrubs and brick paviour pathway and front steps.

Rear garden laid in lawn with timber fencing, mature hedge and shrubs with patio. Additional BBQ area.

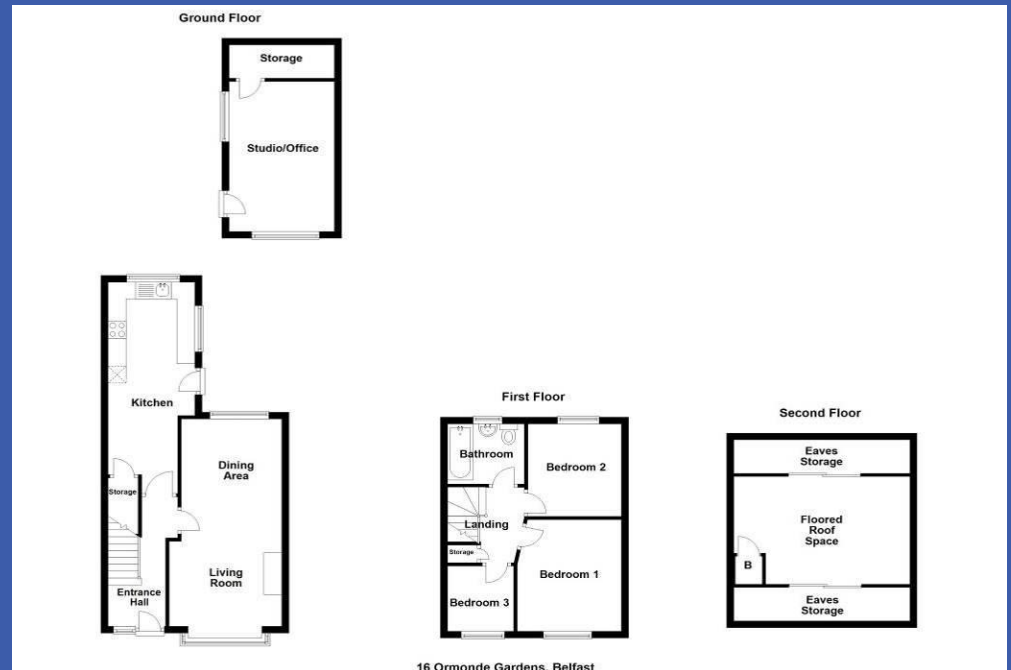


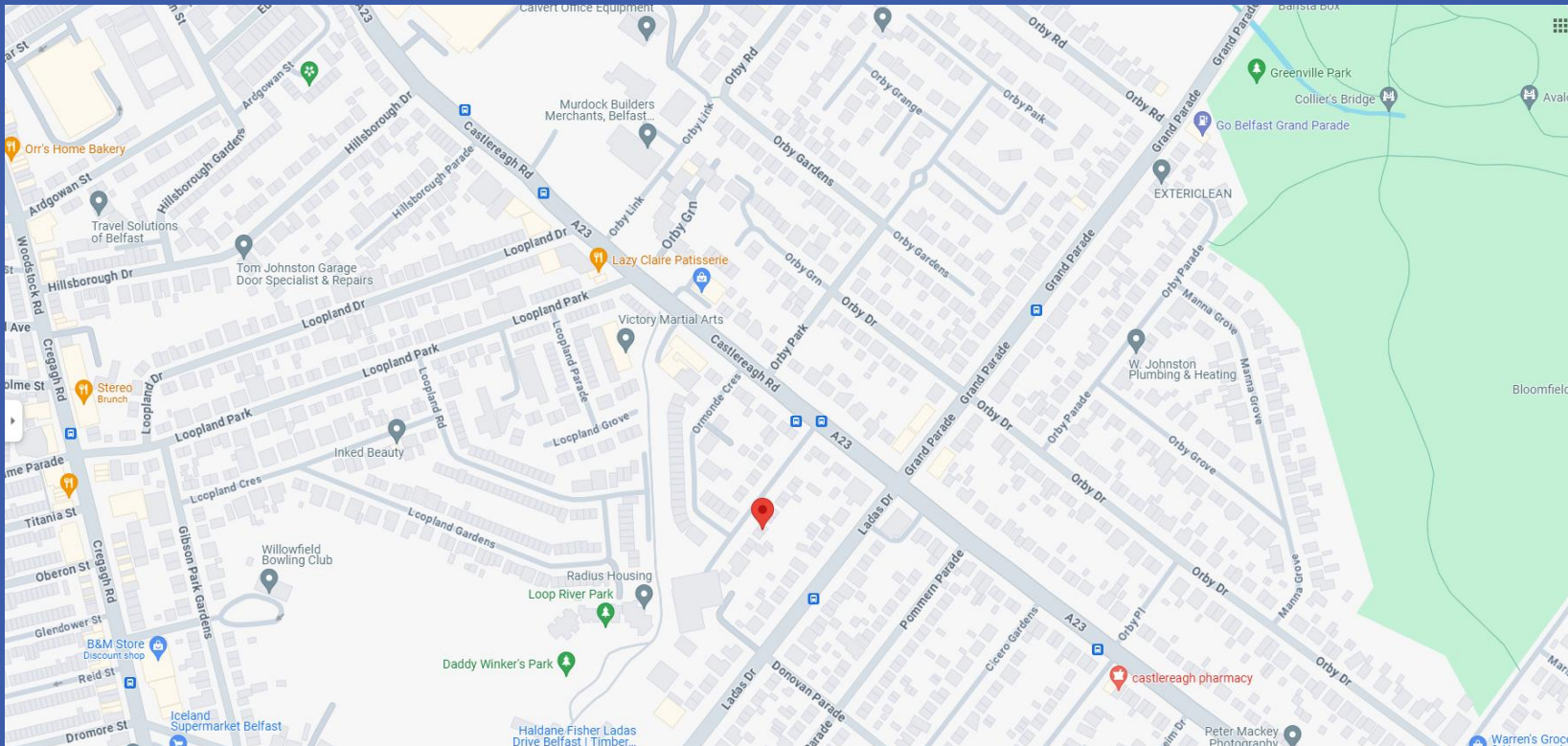
GARAGE / OFFICE 14' 9" x 9' 6" (4.51m x 2.91m)

Double glazed, light, power, carpeted floor

STORAGE 10' 8" x 4' 7" (3.26m x 1.40m)

Light and power





Directions:

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.