



## 23 Ava Park, Ormeau, Belfast, BT7 3BX

**Asking Price £174,950**

A mid terrace property, 23 Ava Park is an attractive home located just off the Sunnyside Street, off the Ormeau Road, within walking distance to Stranmillis Village and Queens University with regular public transport facilities to the city centre nearby.

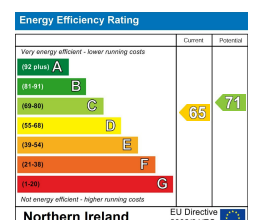
The property provides easy access to many local amenities including shops, cafés, restaurants and entertainment facilities, as well as Ormeau Park and Forestside Shopping Centre.

Internally the property has been altered from its original layout to create a more contemporary footprint now comprising lounge / dining open to modern fitted kitchen with double doors to enclosed patio. Upstairs there are three bedrooms and contemporary white bathroom suite.

The other major advantage of this property is the outside space, with an easily maintained area to the front and an enclosed patio area to the rear that captures the afternoon sun.

An excellent home in a superb location with little to do but add furniture.

- Mid Terrace Home
- Open Plan Ground Floor Accommodation
- White Bathroom Suite
- Double Glazing
- Enclosed Patio Area To Rear That Captures The Afternoon Sun
- Three Bedrooms
- Lounge / Dining Open to Modern Fitted Kitchen
- Gas Heating
- Easily Maintained Patio To Front
- Convenient Location



## The Accommodation Comprises



Upvc glass panelled front door to entrance hall, laminate flooring. The area under the stairs has been plumbed for washing machine as the kitchen area is now open plan to living area

### Living / Dining / Kitchen 20'5 x 15'0 (6.22m x 4.57m)



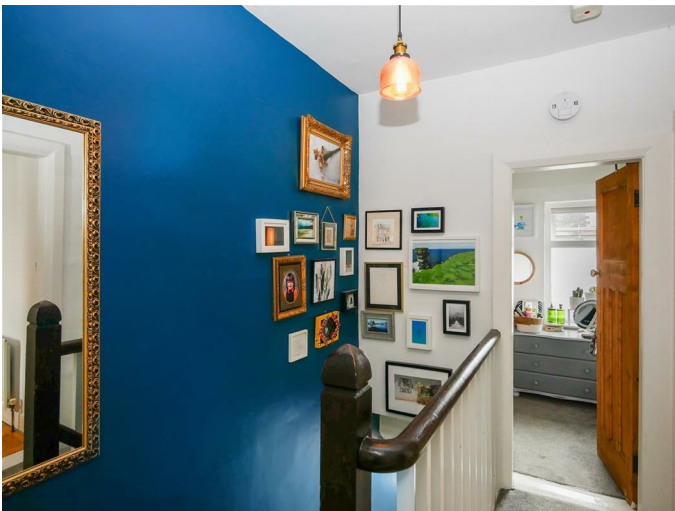
At widest points. Originally 3 separate areas, this has now been transformed into 1 open plan space.

To the lounge area there is a cast iron fireplace with slate hearth, open plan to dining area with Upvc patio doors providing access to patio area.

This area is also open to the kitchen with a range of high and low level built-in units, wood effect work surfaces, built-in hob and under oven, overhead extractor fan, single drainer 1 1/4 bowl stainless steel sink unit with mixer taps, part tiled walls, laminate flooring.



## First Floor



**Bedroom One 11'0 x 9'0 (3.35m x 2.74m)**



Floorboards sanded and varnished.

**Bedroom Two 9'9 x 9'0 (2.97m x 2.74m)**



Floorboards sanded and varnished.

**Bedroom Three/Walk-in Robe 6'0 x 5'6 (1.83m x 1.68m)**



### White Bathroom Suite



Comprising panelled bath with mixer taps, chrome shower unit above with drench head and hand shower attachment, wash hand basin with mixer taps and storage below, low flush w/c. Fully tiled walls.

### Landing

Access to roof space.

### Outside Front

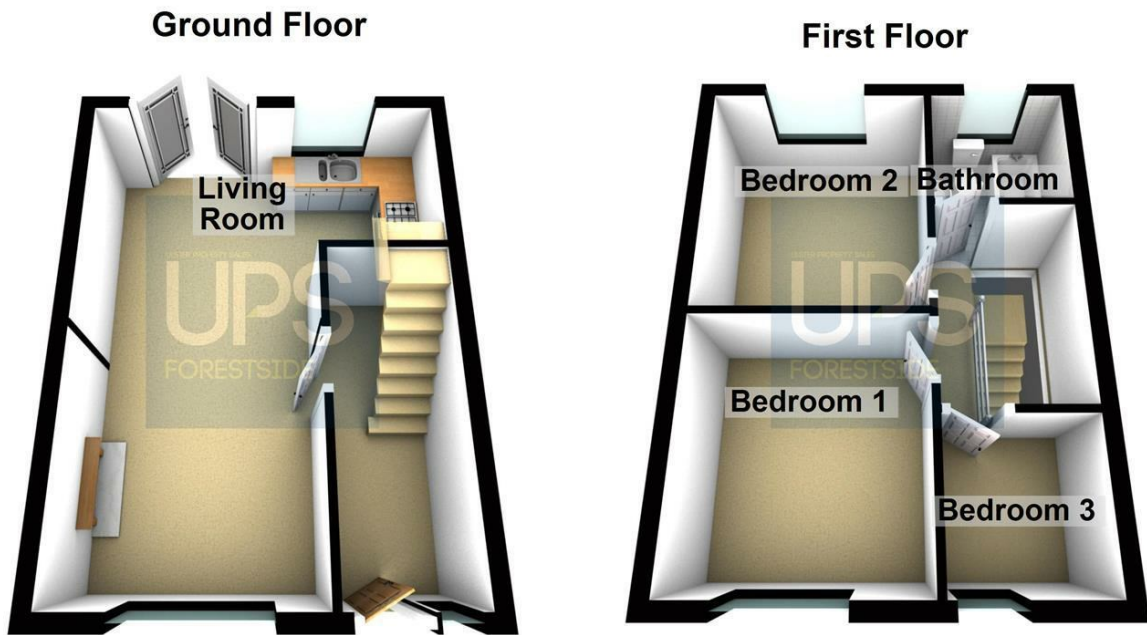
Easily maintained flagged patio area to front.

### Outside Rear



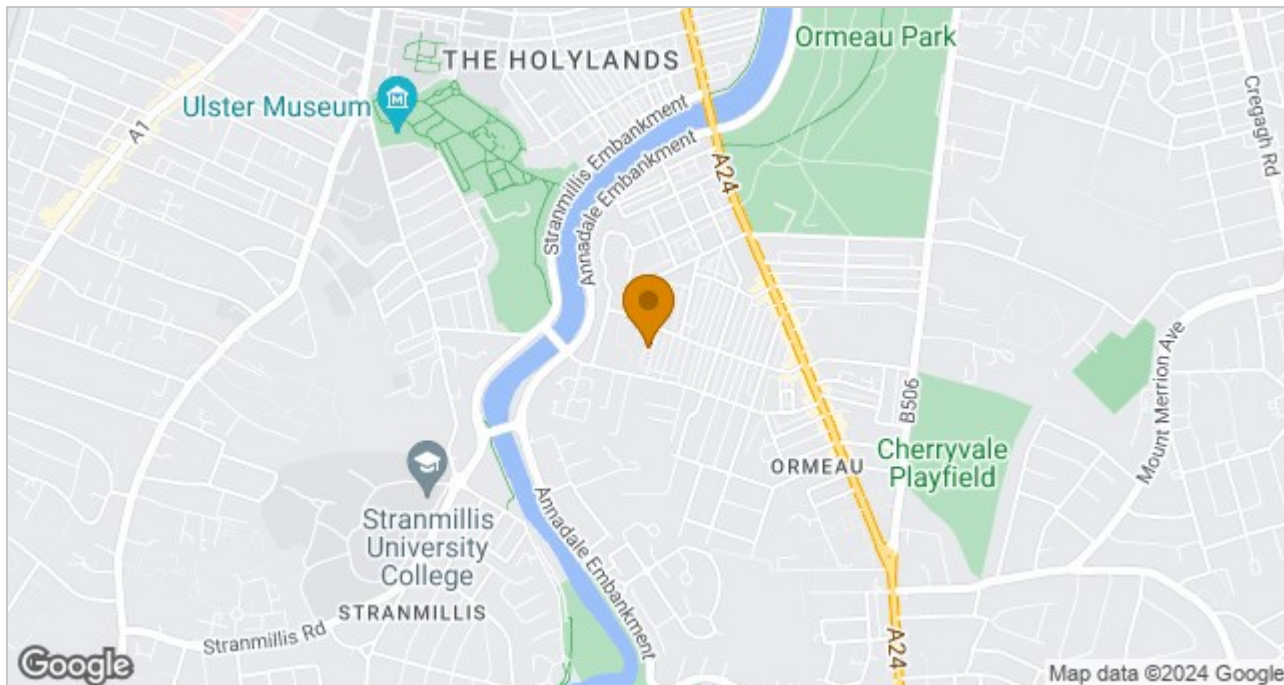
From kitchen access is provided to enclosed flagged patio area to rear that captures the afternoon sun.

## 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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