



TO LET

68 Ava Street, Ormeau Road, Belfast, BT7 3BS

£1,250 Per month



**LIVERY  
MITCHELL**

- \*\*Please note this property is not registered as HMO\*\*
- Located just off the vibrant and highly sought-after Ormeau Road
- Modern kitchen refurbished within the past year
- Generous reception room offering bright and comfortable living space
- Beautifully refurbished end-terrace home in excellent condition
- Three spacious double bedrooms plus a versatile fourth room (ideal for office, nursery, or study)
- Fully furnished to a high standard with stylish and practical pieces
- Enclosed rear yard - A good space for socialising



### Directions

### THE PROPERTY

Lavery Mitchell is delighted to reintroduce 68 Ava Street, a beautifully refurbished end-terrace home ideally located just off the ever-popular Ormeau Road. This bright and spacious property continues to be presented in excellent condition, offering stylish and comfortable living ideally suited to young professionals, growing families, or anyone seeking a vibrant and well-connected area of Belfast.

The Ormeau Road has only grown in popularity over the past year, and it remains one of Belfast's most sought-after localities. Just a short stroll from the property, you'll find a fantastic mix of independent cafés, artisan bakeries, restaurants, bars, and boutiques—all contributing to the area's lively, community-focused atmosphere.

This location is especially attractive to young professionals, thanks to its proximity to Belfast City Centre, which is easily accessible by frequent bus services, dedicated cycle lanes, or a short drive. Families are also well catered for, with excellent local schools, Ormeau Park (one of the city's finest green spaces), and numerous sports facilities and play areas all nearby.

Inside, the home boasts a generous reception room, three well-proportioned double bedrooms, and a fourth smaller room that works perfectly as a home office, nursery or study—ideal for today's flexible living needs. The modern kitchen, refurbished just over a year ago, remains in superb condition and offers plenty of space for cooking, dining, and entertaining. The home is furnished to a high standard throughout, with tasteful and practical pieces that suit contemporary living.

To the rear, an enclosed yard includes a roller door, offering secure off-street parking—a rare and valuable feature in this area.

### SITUATION