



77 Haypark Avenue, Ormeau Road, Belfast, BT7 3FE

Asking Price £239,950

A superb mid terrace house, 77 Haypark Avenue is only a few minutes walk from the Ormeau Road with its array of cafés, restaurants and entertainment facilities as well as Cherryvale and Ormeau Parks. Local transport links make Belfast City Centre easily accessible and Queen's University and Stranmillis Village are in walking distance.

The property has a HMO Licence (due to expire Feb 2025) and offers spacious, well proportioned accommodation comprising a lounge to the front with large bay window and feature cast iron fireplace, living room to the rear with cast iron fireplace and double doors to enclosed courtyard. The extended kitchen is newly fitted with a fine range of high and low level units with space for dining area. On the first floor there are two double bedrooms, a white bathroom suite and a separate shower suite, whilst on the top floor there are two further double bedrooms.

The property benefits from a gas-fired central heating system, UPVC double glazing and has just been redecorated throughout, leaving the purchaser with little to do but add their own furniture.

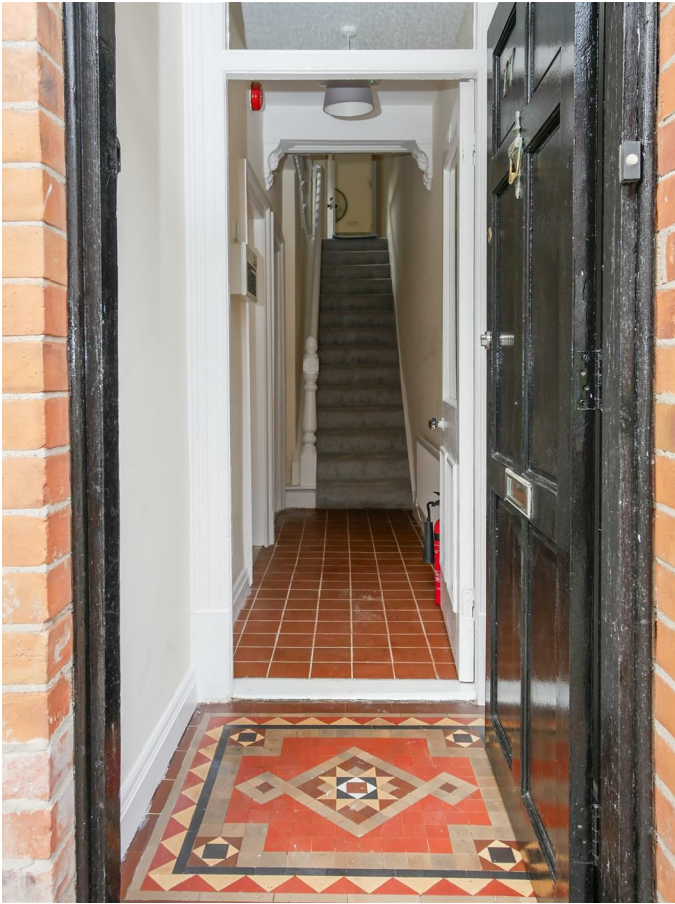
An excellent home in a great location.

- Three Storey Town Terrace Off The Ormeau Road
- Two Reception Rooms
- White Bathroom Suite
- Gas Heating
- Enclosed Rear Yard
- Four Good Sized Bedrooms
- New Fitted Kitchen
- Separate Shower Suite
- Double Glazing
- H.M.O Licence (expires in February 2025)

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) A | Very energy efficient - lower running costs | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 54 | 61 |
| (21-38) F | | | |
| (1-20) G | Not energy efficient - higher running costs | | |

Northern Ireland
EU Directive 2002/91/EC

The Accommodation Comprises



Hard wood front door with fan light to entrance porch, original decorative tiled floor.

Entrance Hall



Glass panelled inner door with fan light to entrance hall, terracotta tiled floor.

Lounge 14'4 x 11'6 (4.37m x 3.51m)



Into bay. Cast iron fireplace with slate surround.

Living Room 12'4 x 11'3 (3.76m x 3.43m)



Cast iron fireplace with tiled inset, laminate flooring. Double UPVC patio doors onto rear enclosed courtyard.

New Fitted Kitchen 19'3 x 8'3 (5.87m x 2.51m)



Shaker style fitted kitchen with marble effect work surfaces, built in hob and stainless steel over head extractor fan, eye level oven, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher. Spotlights, Laminate flooring,
Housing for gas boiler.

First Floor

Bedroom One 15'6 x 11'6 (4.72m x 3.51m)



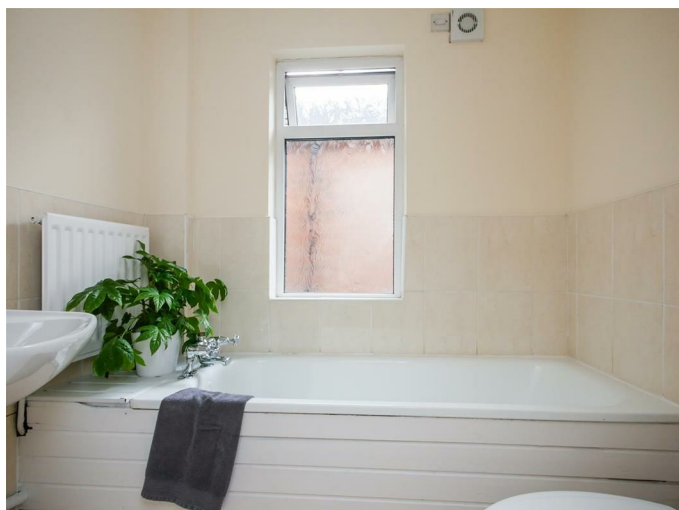
Sink unit.

Bedroom Two 11'3 x 8'7 (3.43m x 2.62m)



Sink unit. Built-in storage.

White Bathroom Suite



Comprising panelled bath with mixer taps, pedestal wash hand basin, low flush wc, Part tiled walls. Tiled floor.

Separate Shower Suite



Comprising corner shower cubicle with chrome shower unit, pedestal wash hand basin, low flush w/.c, part tiled walls, tiled floor.

Second Floor

Bedroom Three 15'5 x 11'7 (4.70m x 3.53m)



Sink unit.

Bedroom Four 11'4 x 9'5 (3.45m x 2.87m)



Sink unit.

Outside Front

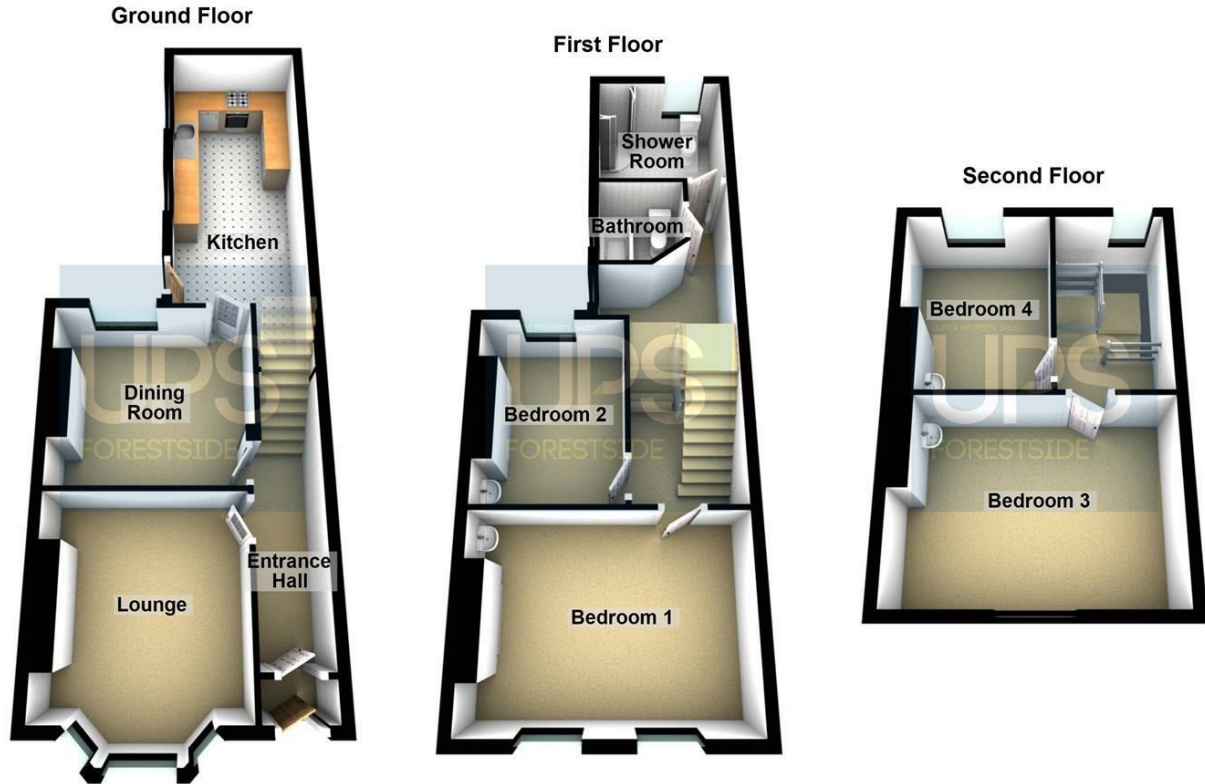
Easily maintained area to front.

Enclosed Rear



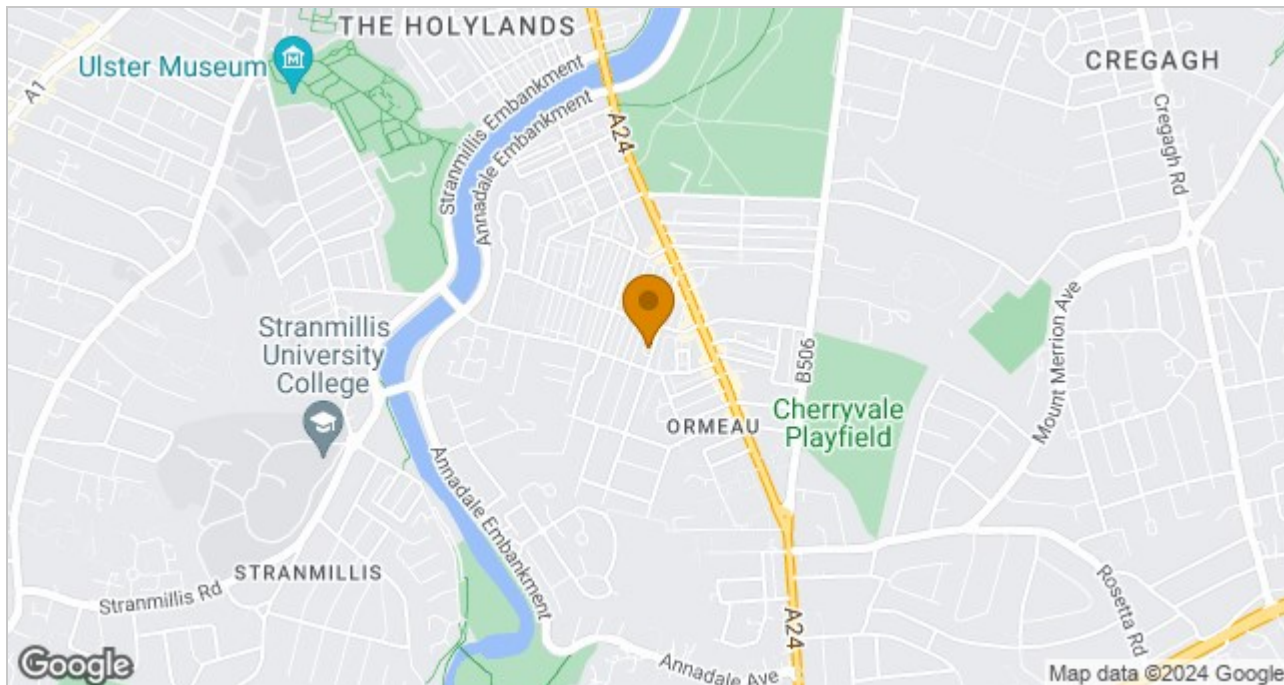
Enclosed rear courtyard.

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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