



## 29 Elgin Street, Ormeau Road, Belfast, BT7 3AG

**Asking Price £199,950**

A superb mid terrace house, 29 Elgin Street 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 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 direct access to enclosed courtyard and fitted kitchen. On the first floor there are two double bedrooms and shower suite, whilst on the top floor there are two further double bedrooms.

The property benefits from a gas-fired central heating system and UPVC double glazing.

An excellent home in a great location.

- Mid Town Terrace
- Two Reception Rooms
- White Shower Suite
- Double Glazing
- Additional Storage Area in The Yard
- Four Bedrooms
- Fitted Kitchen
- Gas Heating
- Enclosed Rear Yard
- Excellent Location 2 minutes Walk From The Ormeau Road

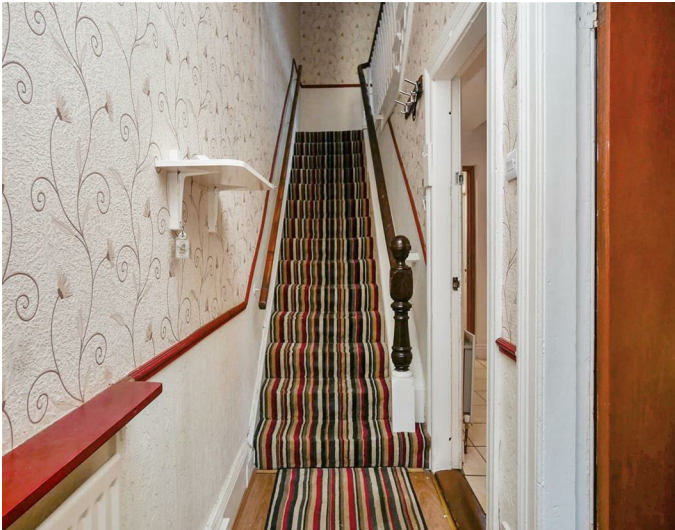
Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	65
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



### Entrance



Glass panelled front door to entrance porch. Glass panelled inner door. Oak Flooring.

### Lounge 13'1 x 10'7 (3.99m x 3.23m)



Into Bay. Granite fireplace, laminate flooring.



**Living Room 11'1 x 10'6 (3.38m x 3.20m )**



**Tiled floor. Glass panelled pvc door to enclosed yard. Tongue and groove ceiling. Spot-lights.**

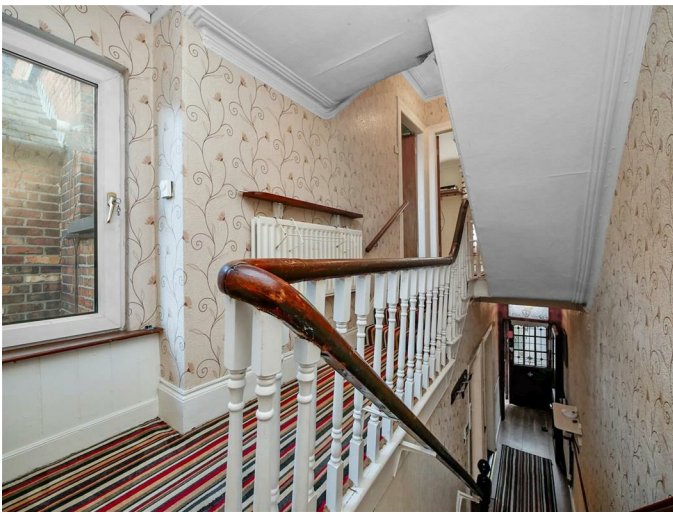
**Fitted Kitchen 8'8 x 6'9 (2.64m x 2.06m )**



**Full range of high and low level units, formica work surfaces, single drainer stainless steel sink unit with mixer taps, part tiled walls, tiled flooring. Tongue and groove ceiling.**



## First Floor



## Bedroom One 13'4 x 10'6 (4.06m x 3.20m)



Laminate flooring. Cornice ceiling.

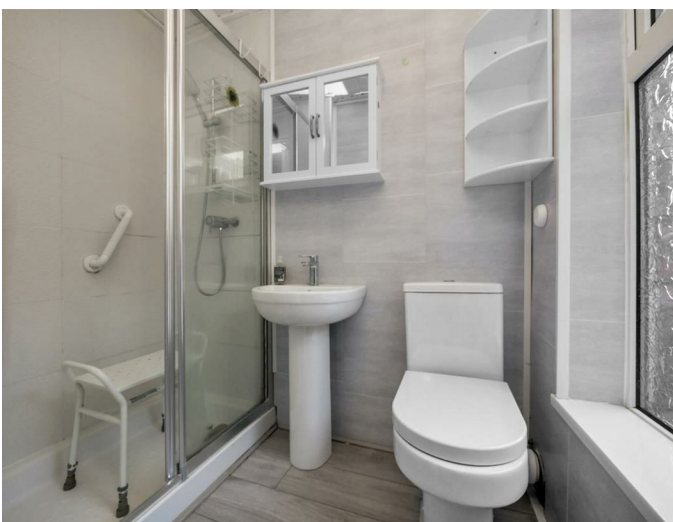


**Bedroom Two 11'0 x 8'4 (3.35m x 2.54m)**



**Laminate flooring. Gas boiler.**

**White Shower Suite**



**Comprising shower with chrome shower unit, pedestal wash hand basin, low flush w.c low flush w.c Tongue and groove ceiling.**

**Second Floor**

**Bedroom Three 13'4 x 10'8 (4.06m x 3.25m)**

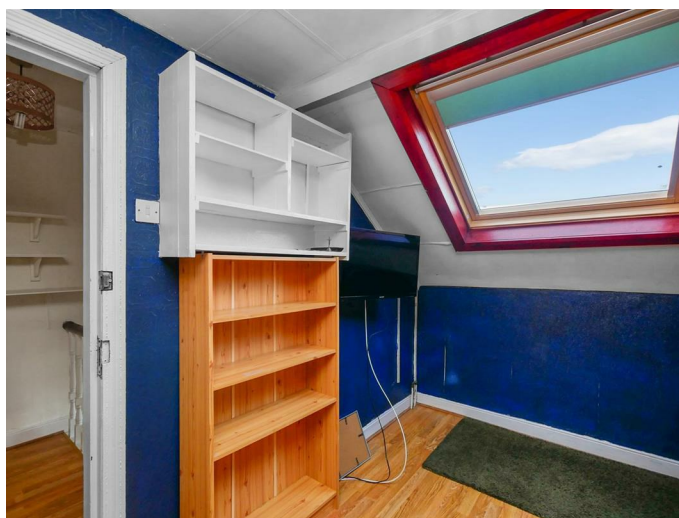


Laminate flooring.

**Bedroom Four 10'9 x 7'3 ( 3.28m x 2.21m)**



Laminate flooring.



## Outside Front

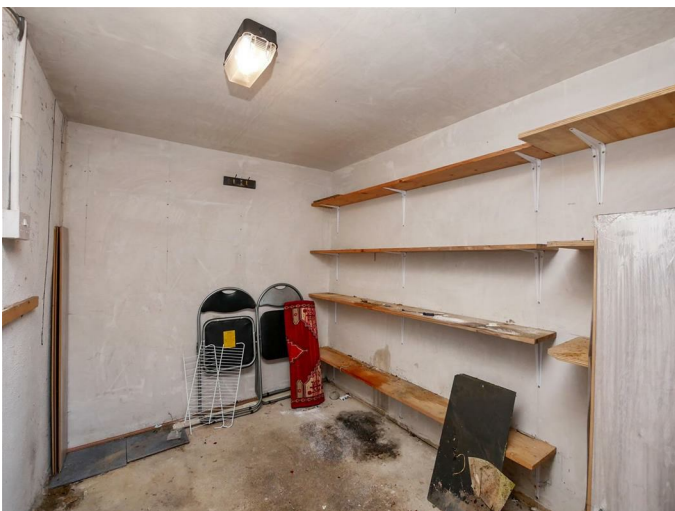


Easily maintained area to the front.

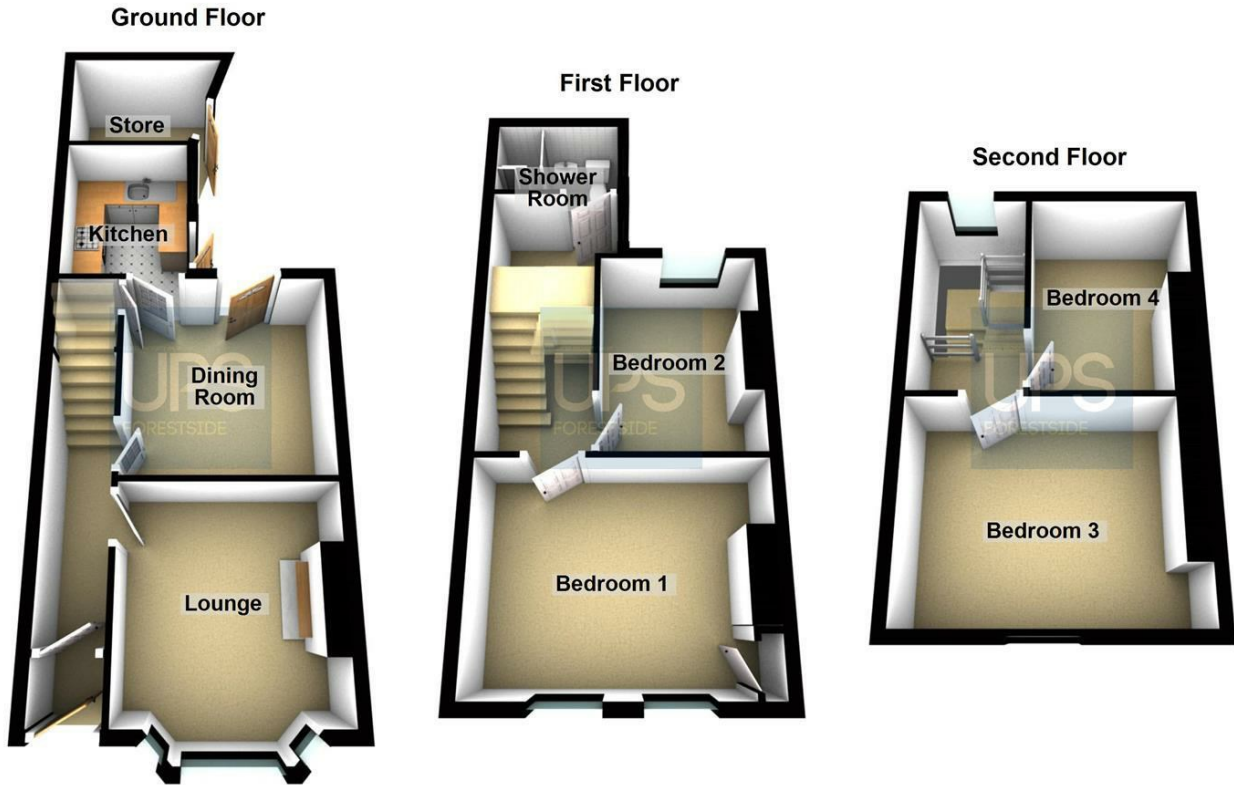
## Outside Rear



Enclosed yard. Access and storage facility.

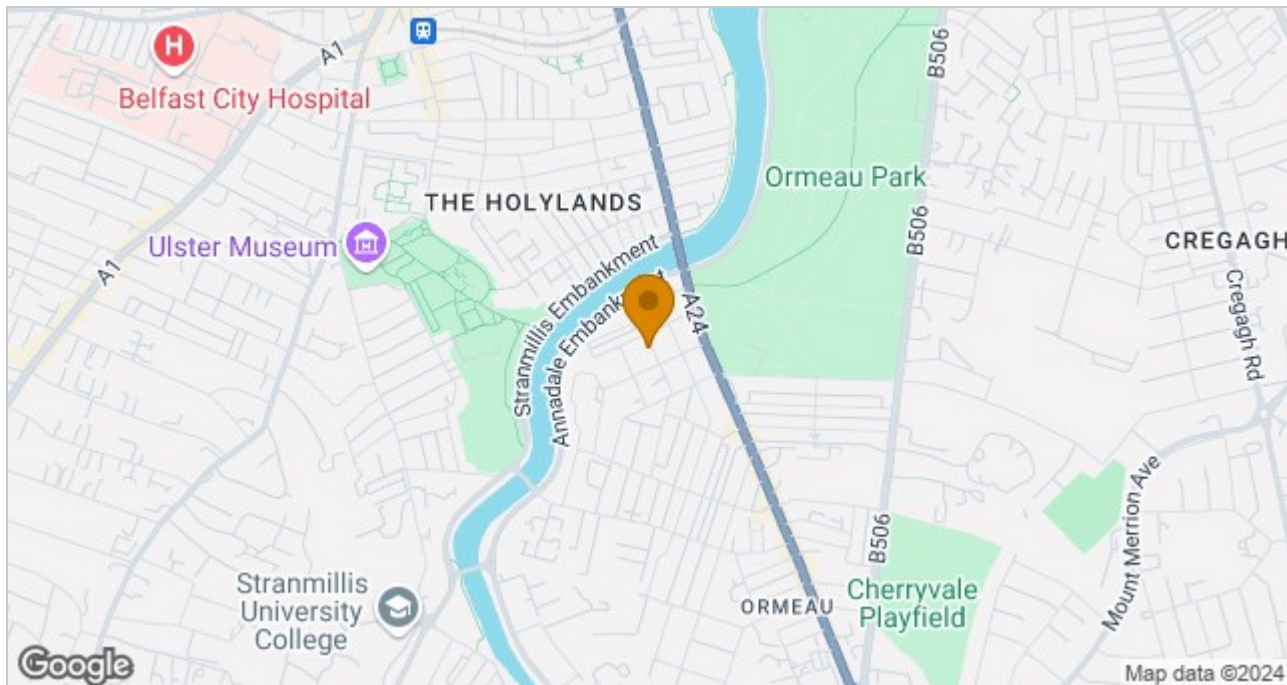


## Floor Plan



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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