

40 ST. JUDES PARADE,

Ormeau Road Belfast
BT7 2GX

- Semi Detached Home
- Three Bedrooms
- Lounge Open To Dining
- Modern Fitted Kitchen
- Contemporary Shower Suite
- Oil Heating
- Double Glazing
- Driveway With Ample Parking
- Detached Garage
- Enclosed Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

£1,100 Per Month

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Entrance Hall

Pvc glass panelled front door to entrance hall. Decorative tiled flooring. Under-stairs storage.

Lounge

Cast iron fireplace. Engineered wooden flooring. Bi folding doors.

Dining Room

Cast iron fireplace. Laminate flooring.

Modern Fitted Kitchen

Full range of high and low level units, granite effect work tops, built in 4 ring hob and oven, single drainer sink unit with mixer

taps. Plumbed for washing machine. integrated fridge. tiled flooring. Part tile walls.

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Contemporary White Shower Suite

White shower suite comprising shower cubicle with shower unit, pedestal wash hand basin with mixer taps, vanity mirror above, low flush w.c Fully tiled walls.

Tiled flooring. Heated chrome towel rail. Access to roof-space.

Outside Front

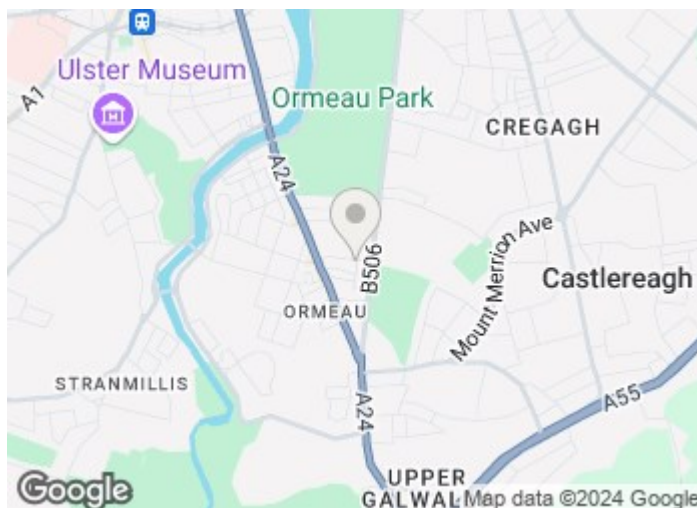
Easily maintained area to front Driveway with ample parking leading to detached garage

Detached Garage

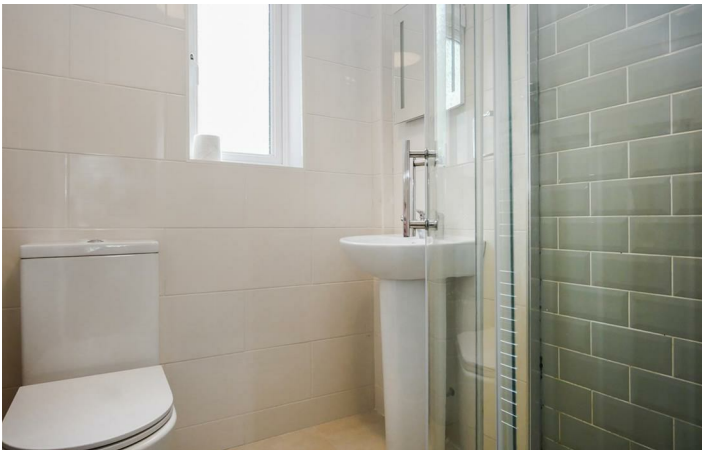
17'6 x 8'10 (5.33m x 2.69m)
Up and over door

Outside Rear

Enclosed rear gardens laid in lawns bordered by mature hedging.
Pvc oil tank.

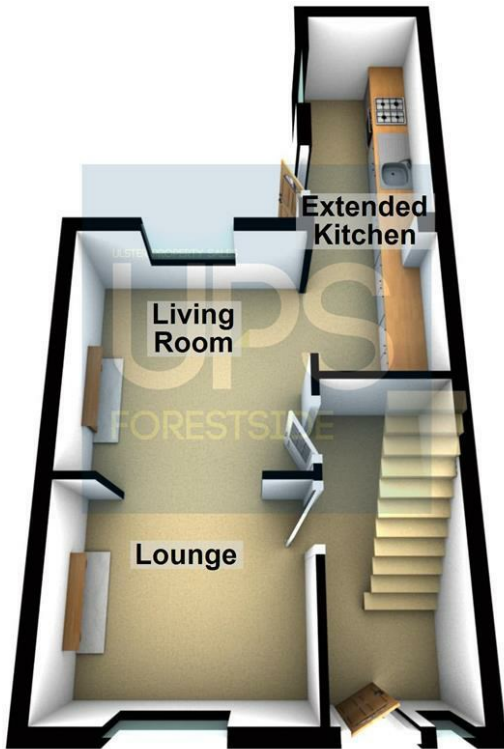


Directions

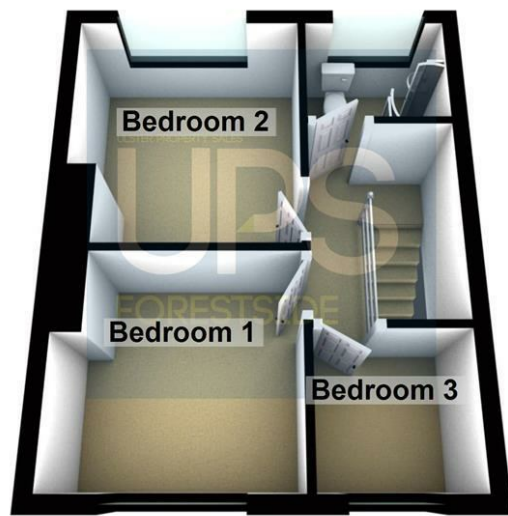


Floor Plan

Ground Floor

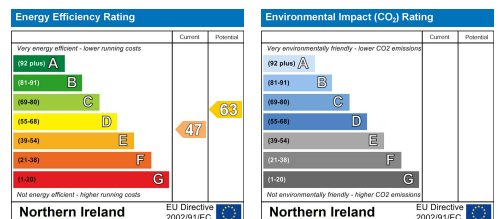


First Floor



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.

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