



## 21 Jameson Street, Ormeau Road, Belfast, BT7 2GU

**Asking Price £195,000**

A superb mid terrace house, 21 Jameson 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 all in walking distance.

Internally, the property offers spacious, well proportioned accommodation comprising lounge open to dining area and extended fitted kitchen on the ground floor, two bedrooms on the first floor and bathroom suite, with the third bedroom on the top floor.

In addition the property also benefits from a gas heating system, double glazing and enclosed rear yard finished with artificial grass.

An excellent first time purchase and / or investment property.

- Mid Terrace Home
- Lounge Open To Dining
- White Bathroom Suite
- Double Glazing
- Two Minute Walk To Ormeau Road
- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Enclosed Rear Yard Finished With Artificial Grass
- Excellent First Time Purchase / Investment

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	70
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



## Entrance Hall



Hardwood front door with fan light to entrance hall. Original plaster moulding. Terracotta tiled flooring.





**Lounge 12'7 x 9'7 (3.84m x 2.92m)**



**(into bay) Contemporary glass fronted fire place.**



**Living Rooms 11'0 9'7 (3.35m 2.92m)**

**Storage under stairs. Tiled flooring.**



## Modern Kitchen



Full range of high and low level units,, built in hob and double oven stainless steel overhead extractor fan, stainless steel splash back, single drainer 1 1/4 bowl sink unit with mixer taps, Part tiled walls. Breakfast bar area. Spot-lights. Tiled flooring. Access to rear enclosed yard.

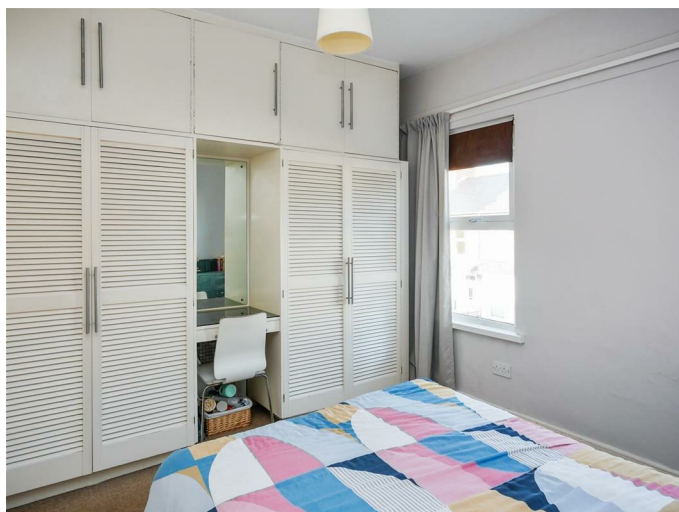


## First Floor

**Bedroom One 11'1 x 10'1 (3.38m x 3.07m)**



**Built in furniture.**



**Bedroom Two 10'9 x 7'8 (3.28m x 2.34m)**



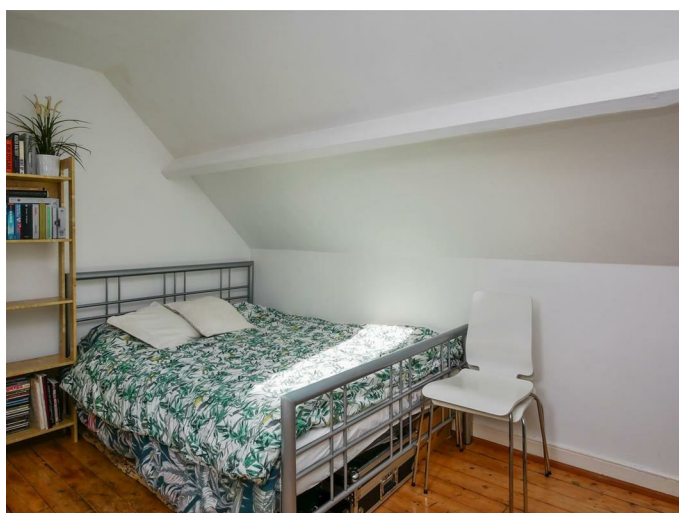
## White Bathroom Suite



Comprising p shaped bath with mixer taps, chrome shower unit above, low flush w.c. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Heated chrome towel rail. Spot-lights.

## Stairs to

## Bedroom Three 14'0 x 11'5 (4.27m x 3.48m)



L-shaped room. (at widest points)



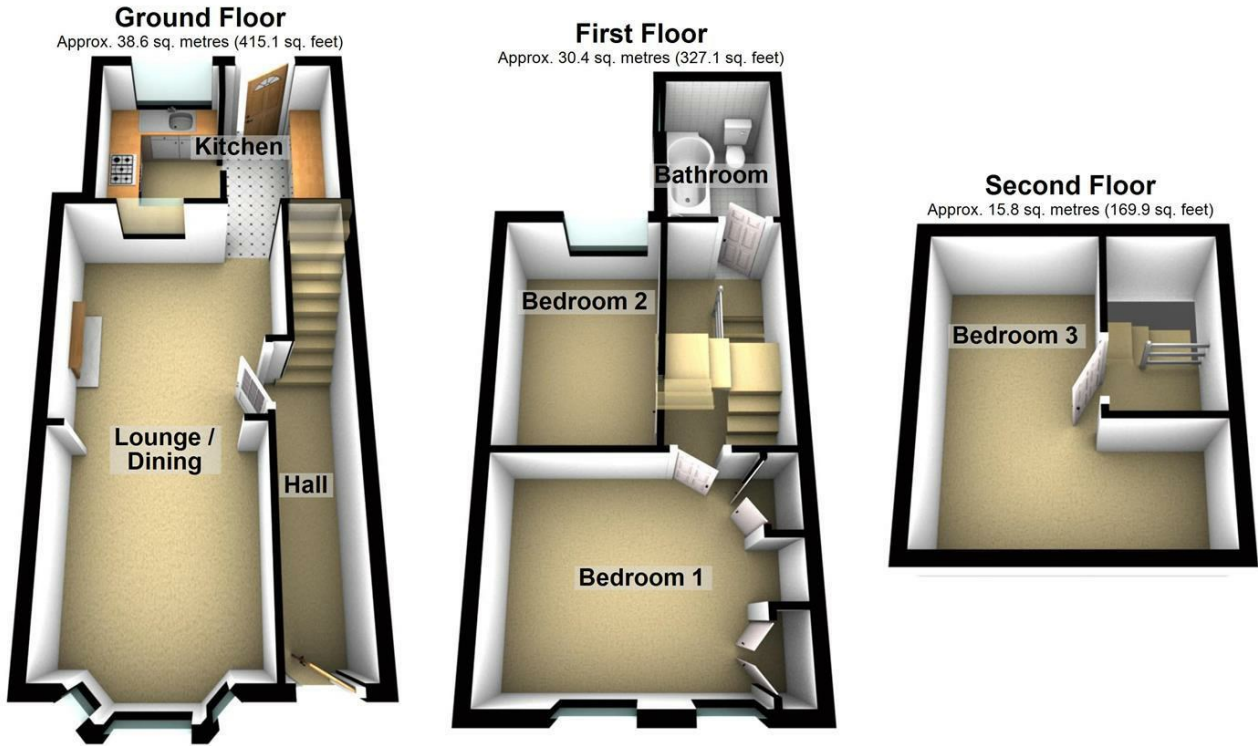


## Outside



Enclosed to the rear, finished in artificial grass.  
Purpose built storage facility with sink. low flush w.c washing and tumble dryer.

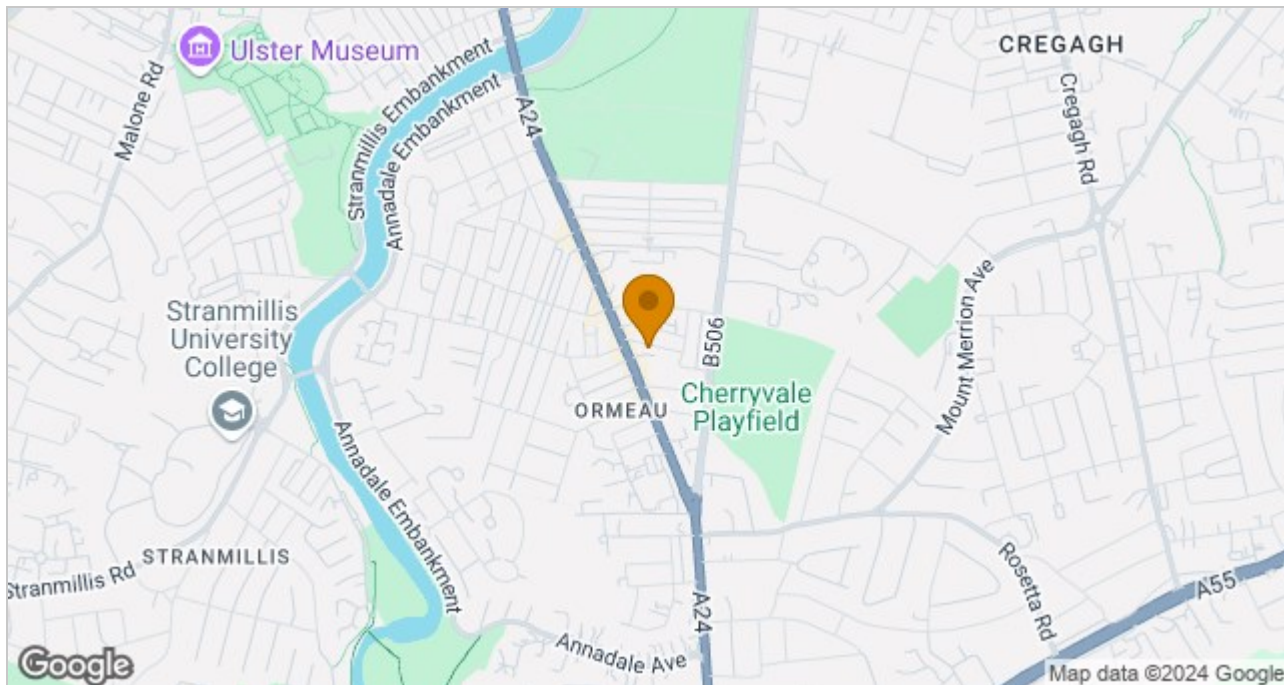
## Floor Plan



Total area: approx. 84.7 sq. metres (912.0 sq. feet)

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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