


18 Fernwood Street, Belfast,
County Antrim, BT7

Asking Price: £179,950

 **Reeds Rains**

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Asking Price: £179,950

EPC Rating: E

DESCRIPTION

An exceptional mid terrace home, located just off the bustling Ormeau Road in South Belfast.

The home has been beautifully maintained and updated by the current owners over the years, leaving the lucky purchaser with little to do but move in.

The ground floor comprises a spacious open plan living and dining room with bay window and woodburning stove, and a stunning kitchen with integrated appliances.

The first floor offers two generous bedrooms, with the second currently being used as a walk in wardrobe/dressing room. The shower room can also be found on the first floor.

The second floor provides an excellent double bedroom and externally, there is a small garden to the front, and a good sized yard to the rear with light and tap.

The property is only a couple of minute's walk away from Ormeau Park, and the many shops, cafe's & restaurants on the Ormeau Road. Forestside Shopping Centre is five minute's away by car or bus. Metro bus services can also be found along the Ormeau Road.

Properties in this area are always within high demand, so we would advise viewing at your earliest convenience to avoid disappointment.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with original tiled flooring.

Living Room

9'8" x 8'10" (2.95m x 2.7m)

A beautiful open plan living room with bright bay window, woodburning stove and hardwood flooring.

Dining Room

9'7" x 9'3" (2.92m x 2.82m)

The space also has hardwood flooring, and an under-stair storage cupboard.

Kitchen

17'2" x 5'2" (5.23m x 1.57m)

A recently fitted kitchen with an excellent range of high and low level units, with integrated appliances to include a fridge freezer, extractor, and an electric hob and oven. There is also a double sink with mixer tap, and the kitchen has also been plumbed for a washing machine. The kitchen has been well finished with wood effect tiled flooring.

FIRST FLOOR

Bedroom Two

12'2" x 9'10" (3.7m x 3m)

A double bedroom with carpet flooring, original fireplace, and an outlook to the front.

Bedroom Three

9'7" x 6'11" (2.92m x 2.1m)

A generous third bedroom, which is currently being used as a walk in wardrobe/dressing. The room has carpet flooring and an outlook to the rear.

Shower Room

7'7" x 4'11" (2.3m x 1.5m)

A modern, fully tiled shower room with three piece suite to include a low flush wc, shower cubicle with thermo-controlled shower unit, and a wash hand basin with mixer.

SECOND FLOOR

Bedroom One

15'8" x 12'5" (4.78m x 3.78m)

An excellent top floor bedroom with two velux windows, carpet flooring and an original fireplace.

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All Measurements

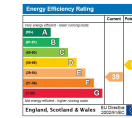
All Measurements are Approximate.

Laser Tape Clause

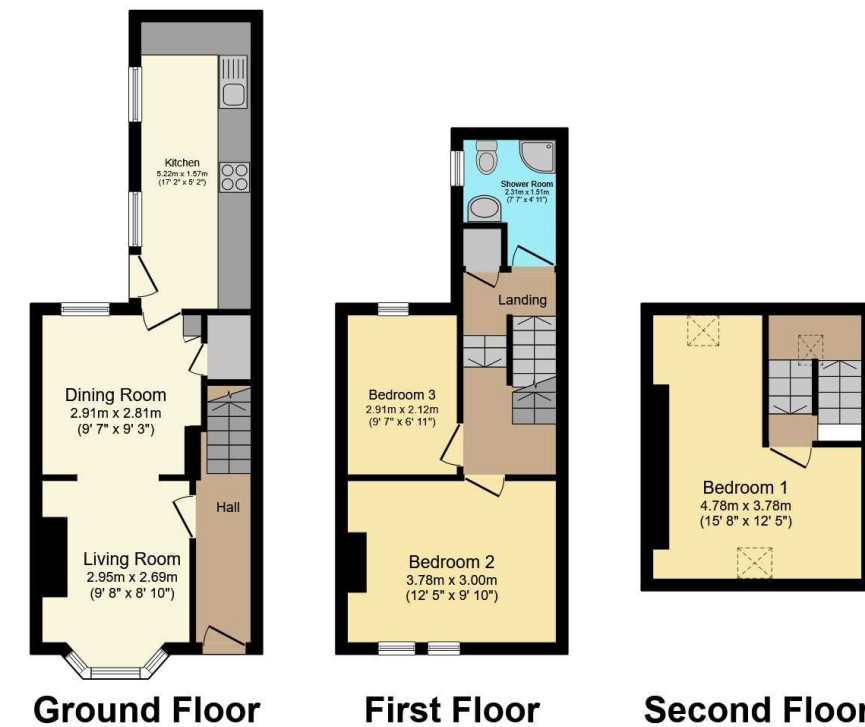
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 80.2 m² (863 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com