



68 South Parade, Ravenhill / Ormeau, Belfast, BT7 2GQ

Asking Price £535,000

South Parade is a wide, tree lined street that connects the Ormeau and Ravenhill Road, providing easy access to the various long standing cafes, restaurants and entertainment facilities as well as the more recent additions that are only adding to the culture and community feel that this area has to offer. This particular property has to be seen to be believed, with its fantastic blend of period features and contemporary living, in both the layout and finish, having been renovated and refurbished.

Bright and spacious, the accommodation comprises drawing room to the front bi-folding doors to the dining room, with period fireplace, plaster moulding and ceiling rose, which lead to the extended kitchen with centre island with atrium light above and glazed sliding doors overlooking the courtyard, that provides natural light to the kitchen.

On the first floor there are three bedrooms with the main bedroom benefitting from an en-suite shower and family bathroom suite. On the top floor there are three further bedrooms. Additional benefits include a gas heating system and double glazing, front garden finished with artificial grass and enclosed courtyard to rear with an additional covered storage area.

This is a stunning home in a superb location, with leading primary and post primary schools, as well as transport links into and out of Belfast on your doorstep.

- Period Town Terrace In Fantastic Location
- Two Reception Rooms Both With Original Features
- White Bathroom Suite On The First Floor
- Double Glazing
- Enclosed Rear With Decking & Covered Storage Area
- Six Bedrooms, Principle Bedroom With En-Suite Shower
- Extended Kitchen / Dining / Living To The Rear
- Gas Heating
- Front Garden Finished With Artificial Grass
- Popular & Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	70
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

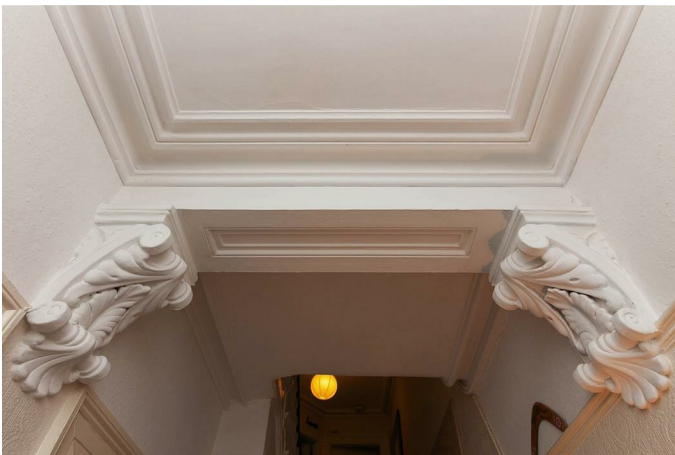
Northern Ireland EU Directive 2002/91/EC



Entrance Hall



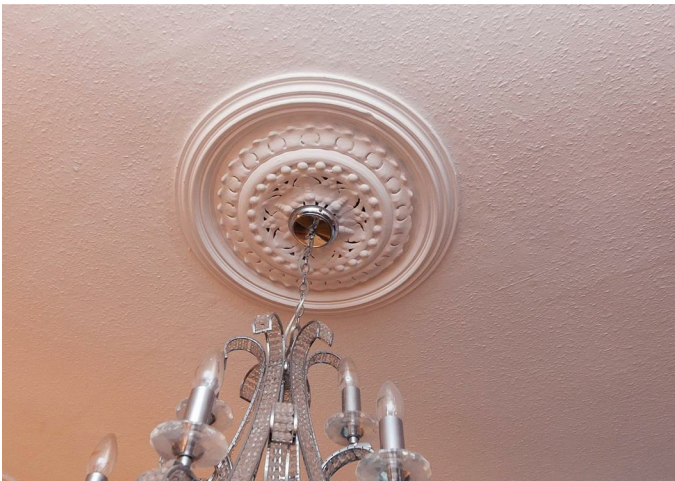
Hardwood front door with glazed side panels to entrance hall. Cornice ceiling and plaster mouldings.



Lounge 16'5 x 13'9 (5.00m x 4.19m)



(into bay) Cast iron fireplace with wooden surround. Cornice ceiling, ceiling rose and picture rail. Original archway over bi folding doors providing access to dining area.





Dining Room 14'8 x 12'2 (4.47m x 3.71m)



Cast iron wood burning stove.



Contemporary Kitchen / Dining 19'3 x 18'6 (5.87m x 5.64m)



Full range of high and low level units, marble effect work tops, single drainer 1 1/4 bowl sink unit with mixer taps, built-in oven and hob, integrated dishwasher, plumbed for American style Fridge freezer, Centre island with ceramic hob and stainless steel extractor fan, breakfast bar.

Sliding glazed doors to patio/garden. Spot-lights.





First Floor



Bedroom One 16'2 x 13'1 (4.93m x 3.99m)



(at widest points) Cornice ceiling. Ceiling rose. Double sliding robes.



En-suite



Large walk in shower cubicle, drench head and hand shower attachment, wash hand basin with storage below, low flush w.c
Pvc ceiling. Spot-lights.

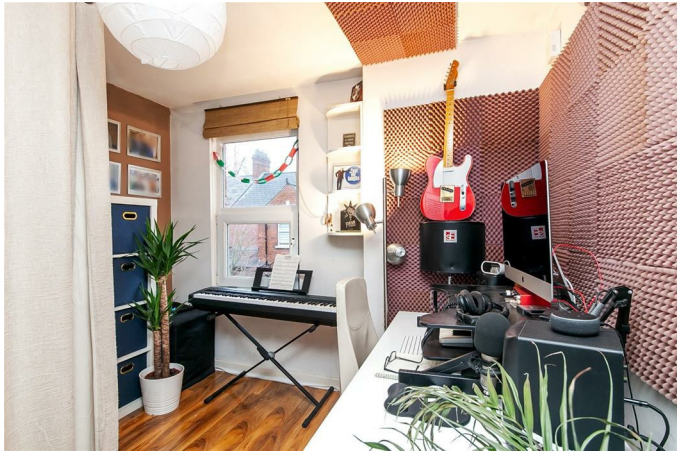
Bedroom Two 11'2 x 10'3 (3.40m x 3.12m)



Laminate flooring. Built in storage.

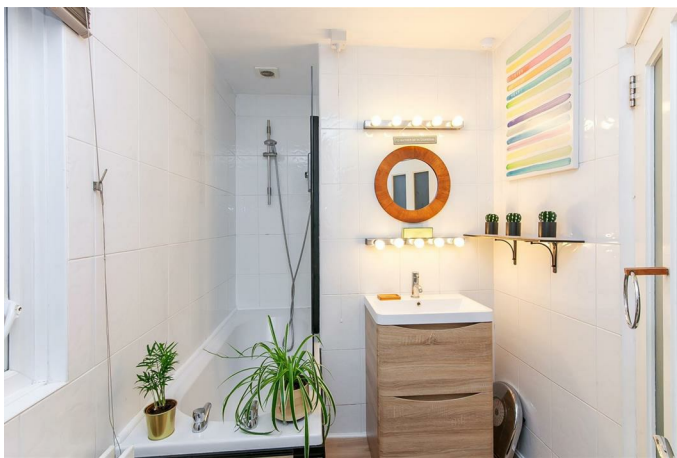


Bedroom Three 12'6 x 11'2 (3.81m x 3.40m)



At widest points.

White Bathroom Suite



Comprising panelled bath with shower unit above, wash hand basin with mixer taps and storage below, low flush w.c Fully tiled walls. Laminate flooring.

2nd Floor



Bedroom Four 12'9 x 12'1 (3.89m x 3.68m)



Bedroom Five 11'9 x 11'7 (3.58m x 3.53m)



Laminate flooring.

Bedroom Six 9'2 x 7'3 (2.79m x 2.21m)



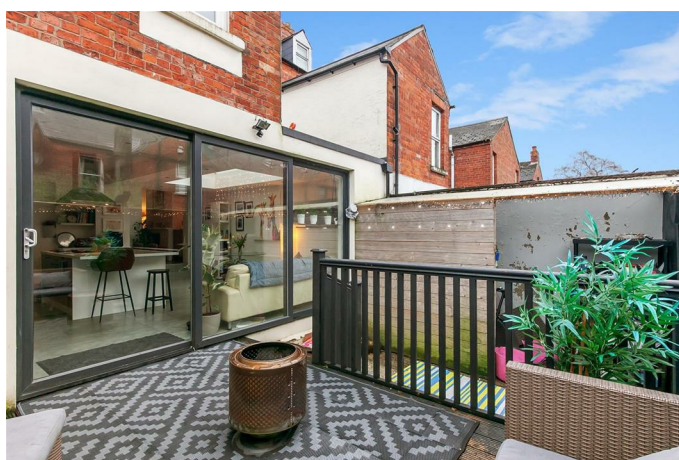
Laminate flooring.

Outside Front



Front gardens laid in artificial grass.

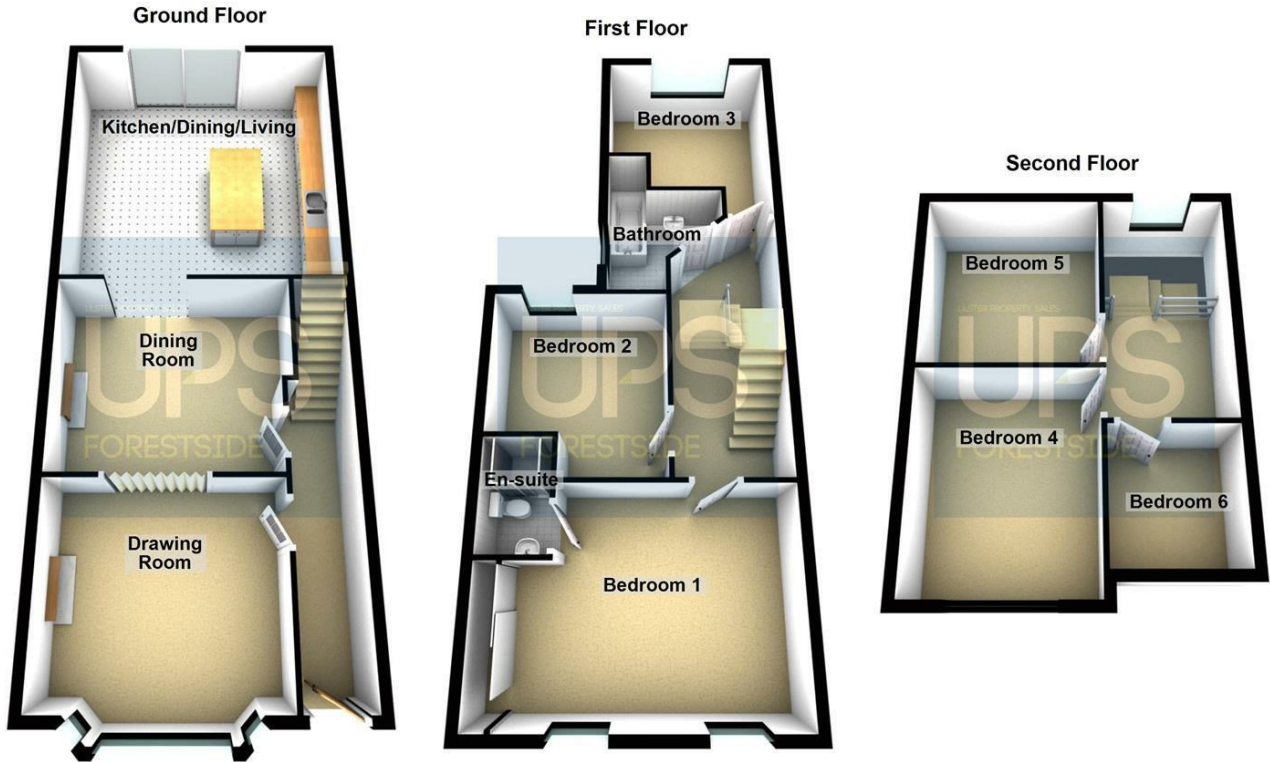
Outside Rear



From the kitchen / dining / living area access is provided via glass panelled sliding doors to decked patio area and additional covered storage facility.

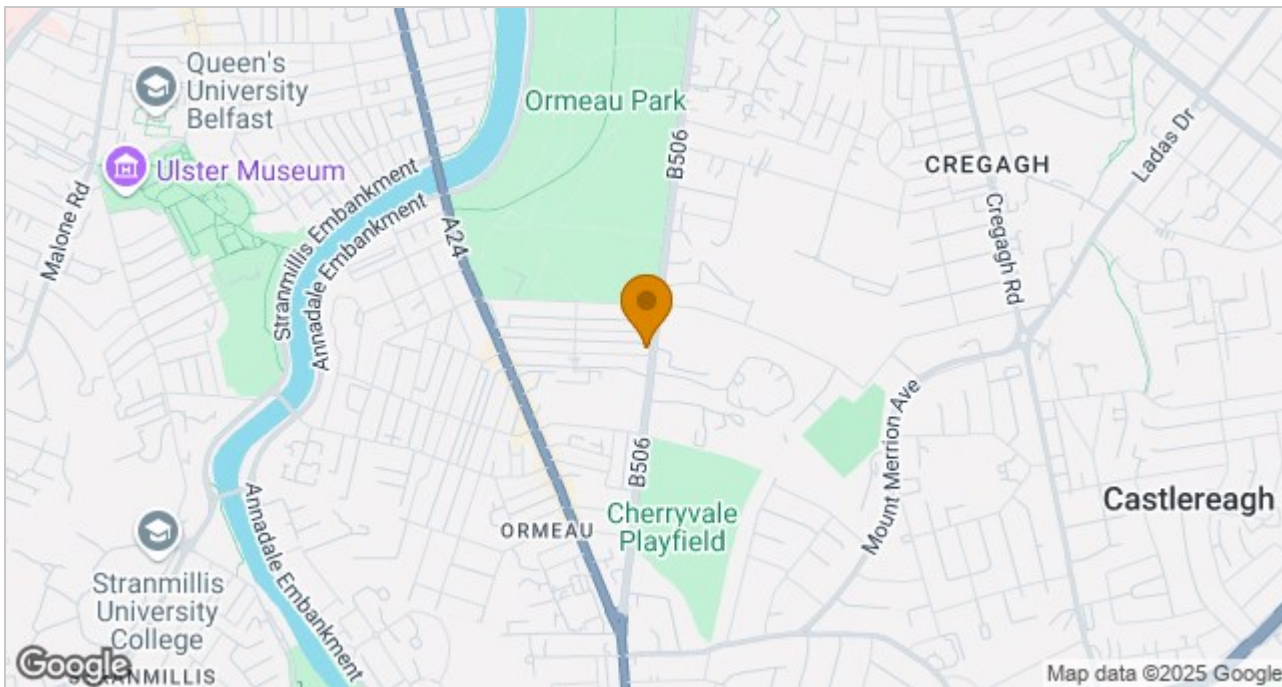


Floor Plan



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



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark