




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	64
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Baroda Parade, Belfast, Ormeau BT7

Asking Price: £179,950

 Reeds Rains

reedsrains.co.uk

Baroda Parade, Belfast, Ormeau, BT7  
Asking Price: £179,950

EPC Rating: D

A Beautiful Red Brick End Of Terrace Home In The Sought After Area Of Ormeau.

### DESCRIPTION

An excellent opportunity to purchase a beautiful end of terrace home, situated just off the bustling Ormeau Road, in South Belfast.

The impressive red brick home has been beautifully updated and cared for by the current owners, leaving the lucky purchaser with little to do but move in.

The home offers excellent accommodation throughout, comprising a tiled entrance hall and porch, a bright living room with bay window, separate dining room, a modern kitchen area, two double bedrooms and bathroom with a white suite. There is an enclosed front garden and a spacious rear yard perfect for relaxing or entertaining.

The home is only a short stroll away from the many shops and cafe's on the Ormeau Road, Dunne's Stores is also on the doorstep, and Ormeau Park is a minute's walk away. Other amenities such as the growing, Forestside Shopping Centre is a short drive or bus journey away, and the location also offers ease of access and a very short commute to the Belfast City Centre.

Early viewing is highly recommended.

### GROUND FLOOR

#### Entrance Hall

The entrance hall has a glazed front door, tiled floor and ceiling cornicing.

#### Living Room

10'9" x 10' (3.28m x 3.05m)

A beautiful living room with bay window, multi-fuel stove ceiling cornicing and hard wood flooring.

#### Dining Room

10'9" x 9'4" (3.28m x 2.84m)

A spacious dining room with feature fireplace, hard wood flooring and under-stair storage cupboard.

#### Kitchen

9'3" x 6'7" (2.82m x 2m)

A modern kitchen with an excellent range of high and low level units, integrated gas hob and electric oven, extractor hood, large single drainer with antique style mixer, original tile flooring and part tiled walls. The kitchen has been plumbed for a washing machine.

### FIRST FLOOR

#### Bedroom One

14'1" x 10' (4.3m x 3.05m)

A spacious double room with carpet and ceiling cornicing.

#### Bedroom Two

9'4" x 8'4" (2.84m x 2.54m)

A bright double room with hard wood flooring and an outlook to the rear.

#### Bathroom

6'7" x 5'10" (2m x 1.78m)

A modern bathroom with three piece suite to include a high level traditional wc, wash hand basin with antique style taps, and bath with an overhead thermo-controlled shower unit. The bathroom has a vinyl floor and part tiled walls.

### OUTSIDE

On the outside of the property, there is an enclosed garden to the front, and a very generous rear yard perfect for entertaining and relaxing, with storage unit, and an outside tap and light.

### CUSTOMER DUE DILIGENCE

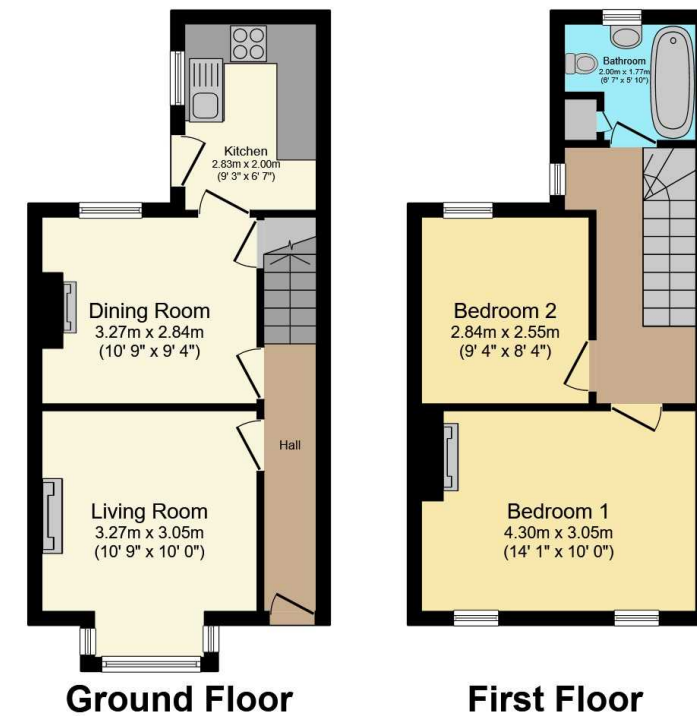
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All Measurements  
All Measurements are Approximate.

For full EPC please contact the branch.



Total floor area 62.8 m<sup>2</sup> (676 sq.ft.) approx

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Floorplan Clause  
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