



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

**11 Ardmore Avenue**

Ormeau Road, Belfast  
BT7 3HD

**Offers In Region Of £339,950**

## 11 ARDMORE AVENUE, BT7 3HD

- Beautiful Bay Fronted Red Brick Victorian Triple Storey Home
- Lounge With Open Fire, Large Dining Space with French Doors Leading Out to 'Wildflower Alley'
- Five Spacious Light Filled Double Bedrooms
- Bathroom/ Shower Room/ Separate WC
- Double Glazed Windows / Gas Central Heating
- Beautiful Original Period Features Retained Throughout
- Close to a Bustling Ormeau Road Including Shops, Restaurants, Cafes, Parks, River Lagan
- Perfectly location near Forestside, City Centre, Stranmillis and Main Arterial Routes

This charming period mid-terrace property, spread across three floors, offers exceptional potential. It blends original features such as coricing and exposed wood flooring with modern updates in 2022 including new heating, double glazing and insulation.

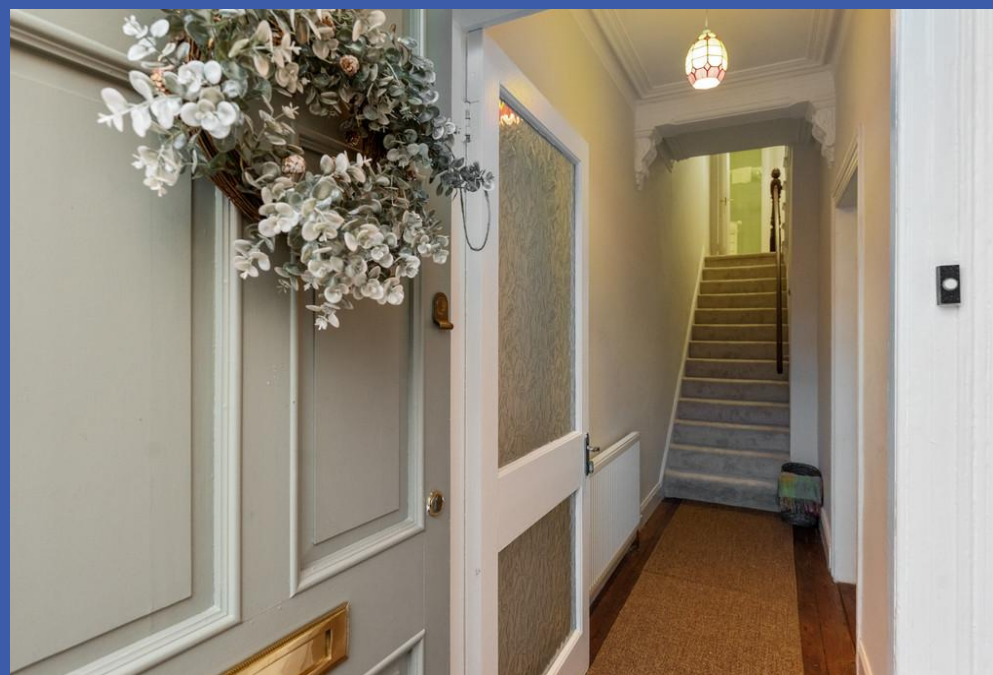
At the heart of the home are the lounge, kitchen and dining areas, featuring an open fire and French doors leading directly to the outside space.

With five spacious bedrooms, there is ample flexibility. The first floor large bright front room with 4 windows can be used as an additional family room and there's further potential to add ensuites in other bedrooms throughout the home. The upper floors host four bedrooms, a bathroom and an additional shower room.

The home combines modern comfort with opportunities for the new owner to add their personal touch.

Situated on Ardmore Avenue, a vibrant and close knit community, residents have created the award winning 'Wildflower Alley'. The property benefits from its proximity to Ormeau Road, a lively area offering a range of amenities such as Ormeau Park, coffee shops, restaurants, local golf clubs, the Belfast Towpath, access to top schools and convenient transport links.

This property represents excellent value for money, providing a blank canvas for creating something truly unique and extraordinary. Viewing is highly recommended.







## PROPERTY COMPRISES

Hardwood entrance door with glazed fan light leading to entrance porch.

**ENTRANCE PORCH** Original tiled floor, glazed door leading to entrance hall.

**ENTRANCE HALL** Sanded and varnished floorboards, cornice ceiling, corbels, stairs to first floor.

**LOUNGE 15' 8" x 12' 4" (4.78m x 3.76m) (@ widest points)** Fireplace with carved timber surround and tiled hearth, sanded and varnished floorboards, cornice ceiling.

**OPEN PLAN TO DINING ROOM 13' 0" x 10' 11" (3.96m x 3.33m)** French doors leading to rear yard.

**KITCHEN WITH BREAKFAST AREA 14' 7" x 9' 1" (4.44m x 2.77m)** Fitted high and low level units, granite effect work surfaces, stainless steel single drainer sink unit with mixer taps, stainless steel extractor canopy, integrated 4 ring hob, stainless steel under oven, plumbed for dishwasher, plumbed for washing machine, gas fired boiler, tiled floor, recessed low voltage spotlights, under stairs storage cupboard, door to rear yard.

## FIRST FLOOR LANDING

**SHOWER ROOM** Enclosed shower cubicle, wall mounted wash hand basin, tiled floor.





**BATHROOM** Panelled bath, pedestal wash hand basin, low flush WC, enclosed shower cubicle, tiled floor, part timber tongue and groove panelled walls, hot press.

**BEDROOM 10' 11" x 10' 5" (3.33m x 3.18m)** Cornice ceiling.

**BEDROOM 16' 7" x 15' 4" (5.05m x 4.67m) (@ widest points)** Sanded and varnished floorboards, cornice ceiling.

#### **SECOND FLOOR LANDING**

**BEDROOM 11' 0" x 9' 3" (3.35m x 2.82m)**

**WC** Low flush WC, wall mounted wash hand basin, tiled floor.

**BEDROOM 10' 10" x 9' 4" (3.3m x 2.84m)** Access to eaves storage, Velux skylight.

**BEDROOM 16' 7" x 11' 10" (5.05m x 3.61m)** Sanded and varnished floorboards.

**OUTSIDE** Enclosed rear yard, access to alleyway to rear.

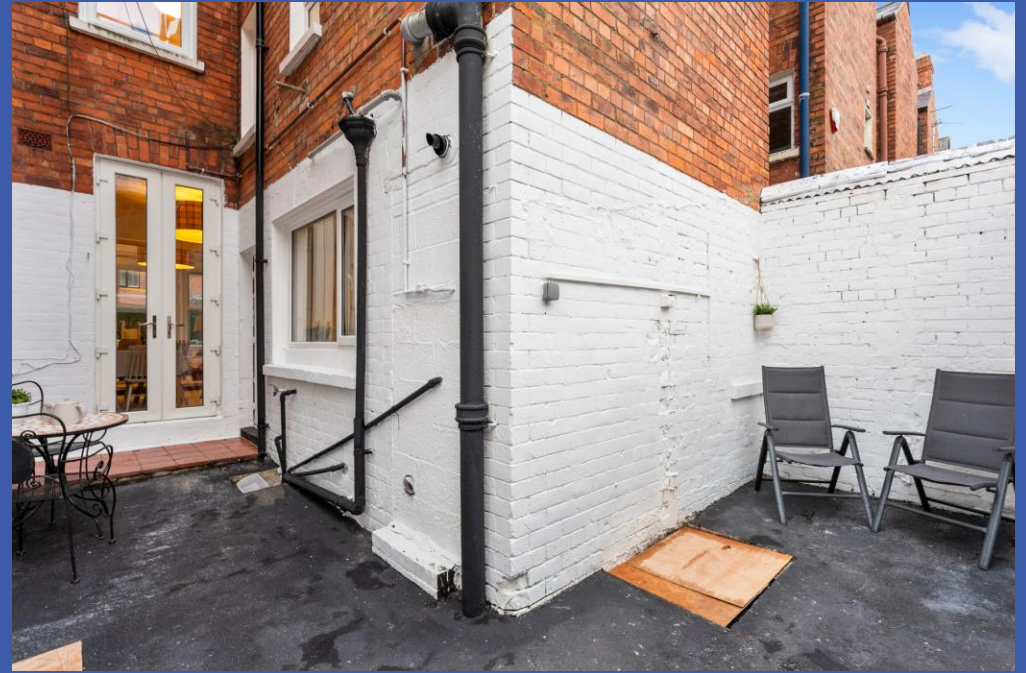
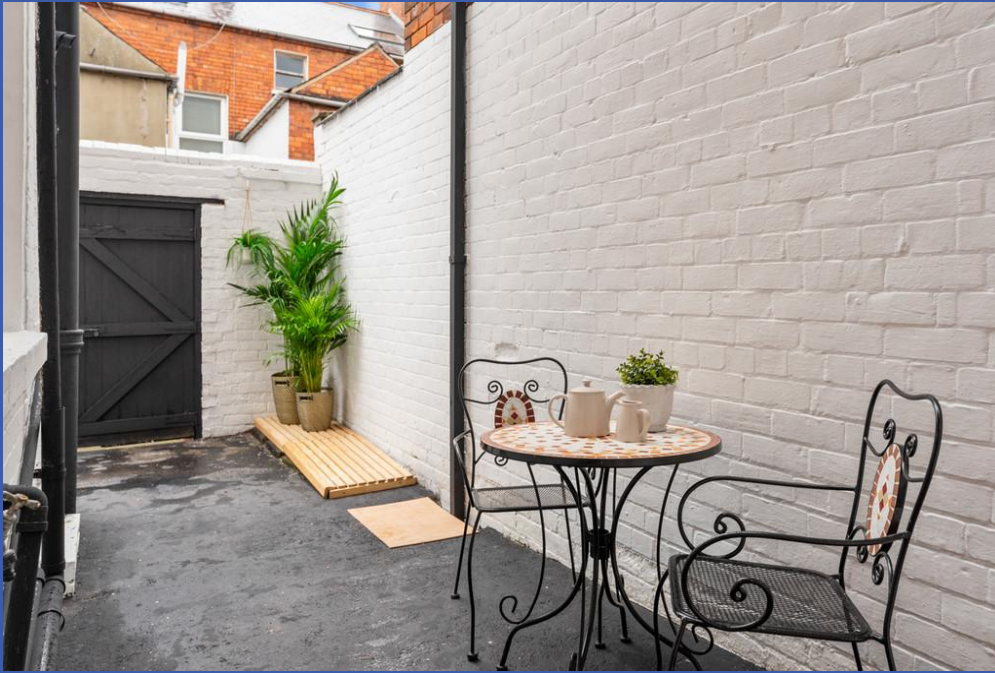


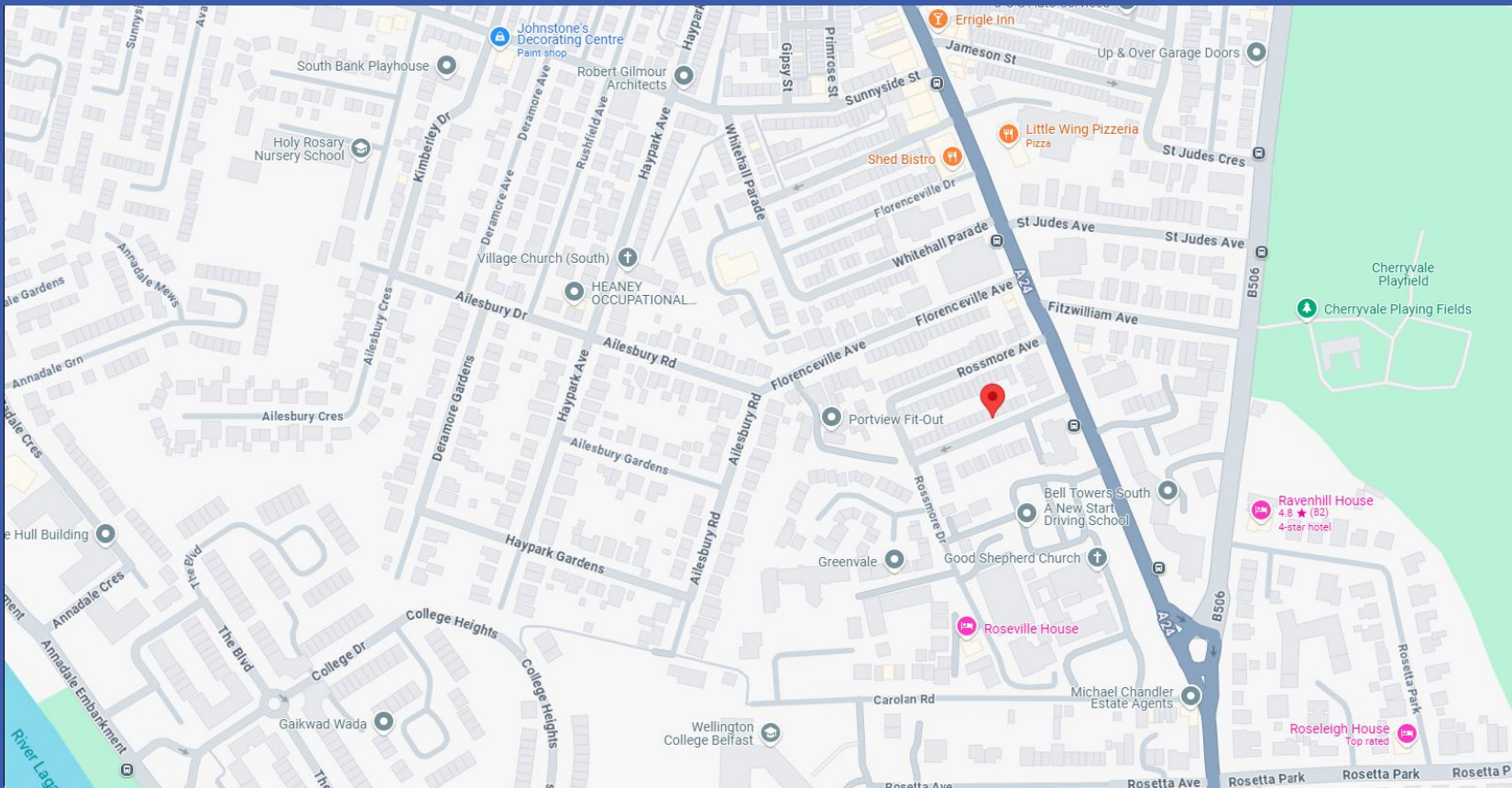












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.