

## 18 ARDMORE AVENUE

Ormeau Road Belfast  
BT7 3HD

- Semi Detached Home (Partially Furnished)
- Two Double Bedrooms
- Spacious Lounge
- Modern Kitchen / Dining
- Gas Heating
- Double Glazed
- 2 Minutes Walk From The Ormeau Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		71	73
		EU Directive 2002/91/EC	

£1,300

# 18 Ardmore Avenue

Ormeau Road, Belfast, BT7 3HD



## The Accommodation Comprises

Pvc glass panelled front door with glazed side panels, leading to entrance hall.  
Under-stairs storage.

## Lounge

15'7 x 10'2 (4.75m x 3.10m)  
Brick fire-place with quarry tiled hearth.

## Modern Fitted Kitchen

16'9 x 16'9 (5.11m x 5.11m)  
Full range of high and low level units, built in hob and overhead extractor fan, eye level oven, single drainer stainless steel sink unit with mixer taps. Centre island with storage below. Part tiled walls. Tiled flooring. Pvc doors to lean to.

## Wooden Lean To Extension

Tiled flooring. Plumbed for washing machine. Access to the rear. leading to an enclosed patio area.

## First Floor

### Bedroom One

14'6 x 10'3 (4.42m x 3.12m)  
(at widest points) Built in bedroom furniture.

### Bedroom Two

12'6 x 9'9 (3.81m x 2.97m)  
Direct access to sink unit & Low flush w.c

## W/C & Sink Unit

## Shower Suite

White shower suite comprising large

walk in shower cubicle with chrome shower unit, wash hand basin with storage below and mixer taps, low flush w.c Pvc panelling.  
Heated chrome towel rail.

## Landing

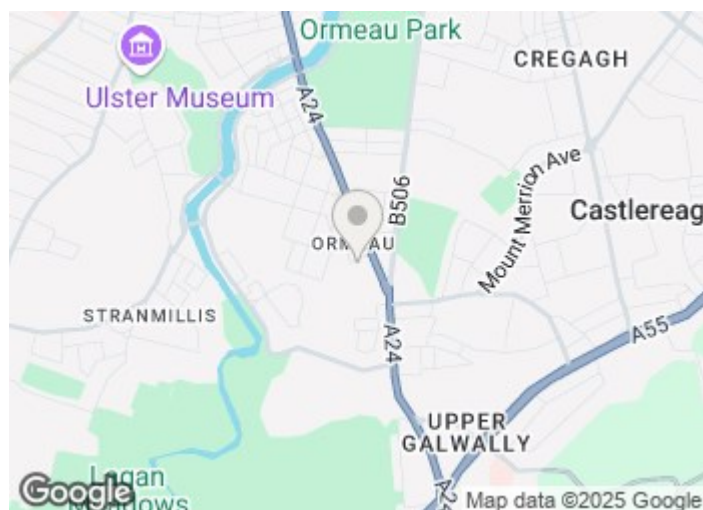
Access to the roof space via fold down ladder.

## Outside Front

Driveway with ample parking.  
Wooden decked patio area. Loose stone area.

## Outside Rear

Enclosed flagged patio to the rear, additional loose stone area.  
Bordered by timber fencing.

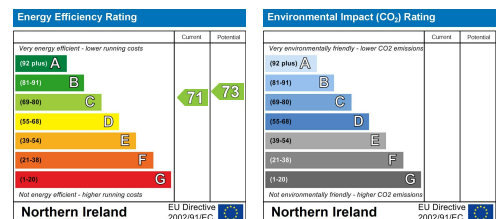


## Directions



# Floor Plan

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