

53 Fernwood Street, Ormeau,  
Belfast, BT7

**Asking Price: £154,950**

 Reeds Rains

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Fernwood Street, Ormeau, Belfast, BT7  
Asking Price: £154,950

EPC Rating: D

### DESCRIPTION

A fantastic opportunity to purchase a modern terrace home, located just off the bustling Ormeau Road, in South Belfast. The many shops, cafe's, restaurants and bars are only a short stroll away, as well as the popular Ormeau Park. Local amenities including Forestside Shopping Centre & Tesco Newtownbreda are close at hand, and the extensive Metro bus services that run along Ormeau Road, offer a straightforward commute to the Belfast City Centre.

Internally, on the ground floor, the property offers a bright open plan living and dining space, leading to a modern kitchen with integrated appliances and on the first floor, you can find two excellent double bedrooms and a modern shower room. Externally, there is a very generous yard to the rear. The property further benefits from PVC double glazing and a gas fired central heating system.

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

### GROUND FLOOR

#### Living & Dining Room

A bright and spacious open plan living and dining area with laminate flooring. The living room leads to the kitchen.

#### Kitchen

A modern kitchen with an excellent range of high and low level units and integrated appliances to include a fridge/freezer, an electric hob and oven, dishwasher, extractor hood and washing machine. The kitchen also has a 1.5 drainer with mixer tap and a pvc door to the rear yard.

#### Bedroom One

A spacious double bedroom with an outlook to the front of the property.

#### Bedroom Two

A further double bedroom with an outlook to the rear.

#### Shower Room

A modern shower room with a low flush wc, vinyl flooring, wash hand basin with mixer tap and shower cubicle with a thermo-controlled shower unit.

### OUTSIDE

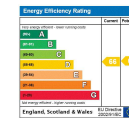
To the rear of the property, there is a very generously sized yard with an outside light and tap.

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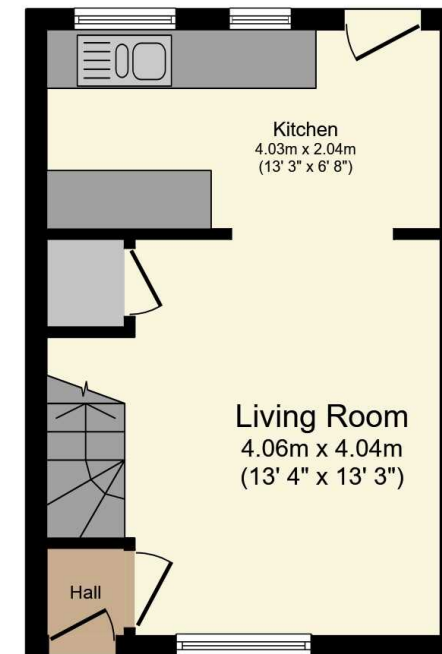
All Measurements  
All Measurements are Approximate.

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

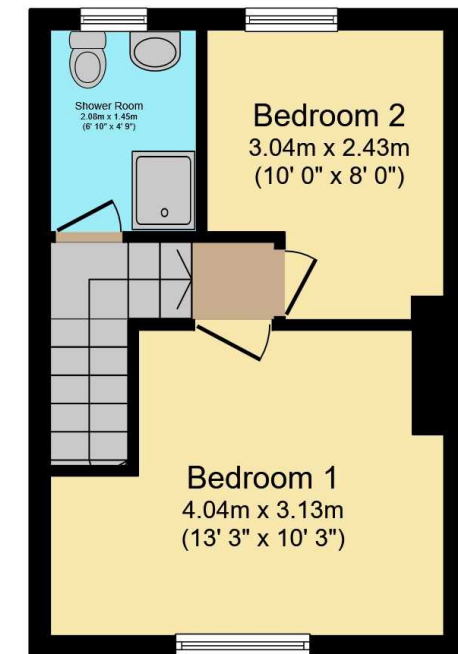
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 50.0 m<sup>2</sup> (538 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).  
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