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10 Ailesbury Gardens

Belfast
BT7 3FJ

Offers In Region Of £239,950

10 AILESBUY GARDENS, BT7 3FJ

- **Superb Semi Detached Home With Substantial Rear Garden**
- **Three Bedrooms**
- **Lounge**
- **Dining Room**
- **Kitchen With Fitted Units**
- **Family Bathroom With Matching Suite**
- **Oil Fired Central Heating**
- **Enclosed Gardens Front And Rear**
- **Convenient To Local Schools, Parks, Amenities And Belfast City Centre**

This semi detached property retains many original period details, which will prove highly popular with prospective purchasers. The extensive site would allow any new owner to extend the existing accommodation as a number of home owners in the area have done so.

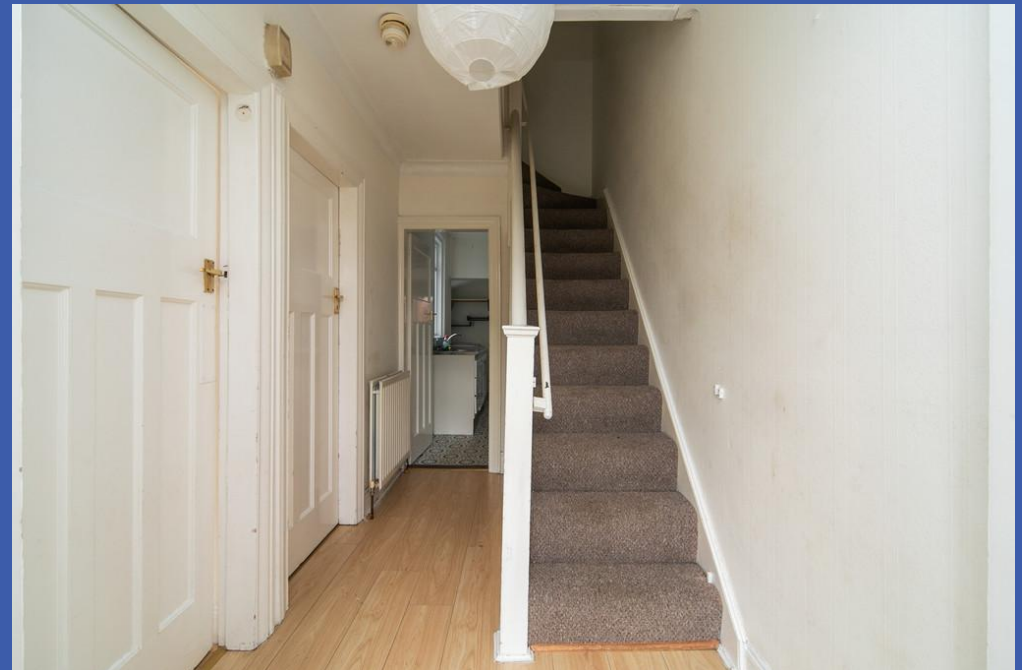
Ideally located on Ailesbury Gardens, off Ormeau Road, there are excellent local schools nearby along with a vibrant restaurant and burgeoning cafe scene. Ormeau Park is a short stroll away along with the Lagan Towpath and Ravenhill Rugby Stadium. Belfast City Centre is an easy commute either by car, public transport or on foot.

The accommodation is well proportioned throughout and this along with the traditional high ceiling heights mean all the rooms are bathed in natural light.

In brief the existing layout comprises on the ground floor of a lounge, kitchen with fitted kitchen units and dining room. On the first floor is the main bathroom with white suite along with three bedrooms. Externally there is a substantial enclosed garden in lawn with patio area to the rear with two timber sheds one of which currently houses the oil fired boiler and is used as a utility area.

Properties of this calibre are highly desirable, therefore early viewing is recommended.

Recent sales in the area have been very popular and we are certain that on internal inspection the potential in this property won't disappoint.







PROPERTY COMPRISES

Hardwood entrance door with glazed panels and side light.

RECEPTION HALL Under stairs storage area, stairs to first floor, laminate wood strip flooring, cornice ceiling.

LOUNGE 11' 1" x 9' 10" (3.4m x 3.01m) Laminate wood strip flooring, fireplace with tiled surround and hearth, cornice ceiling.

DINING ROOM 9' 9" x 9' 4" (2.99m x 2.86m) Laminate wood strip flooring, cornice ceiling.

KITCHEN 13' 10" x 6' 6" (4.24m x 1.99m) Range of fitted high and low level units, double drainer stainless steel sink unit with mixer taps, tiled splashback, .

FIRST FLOOR LANDING Hot press with lagged copper cylinder.

BEDROOM 9' 10" x 9' 6" (3.01m x 2.92m)

BEDROOM 11' 2" x 12' 6" (3.41m x 3.82m) (@ widest points) Laminate wood strip flooring.





BEDROOM 8' 7" x 6' 6" (2.62m x 1.99m) (@ widest points) Access to roof space.

BATHROOM Suite comprising of a panelled bath, low flush WC, pedestal wash hand basin, uPVC panelled ceiling.

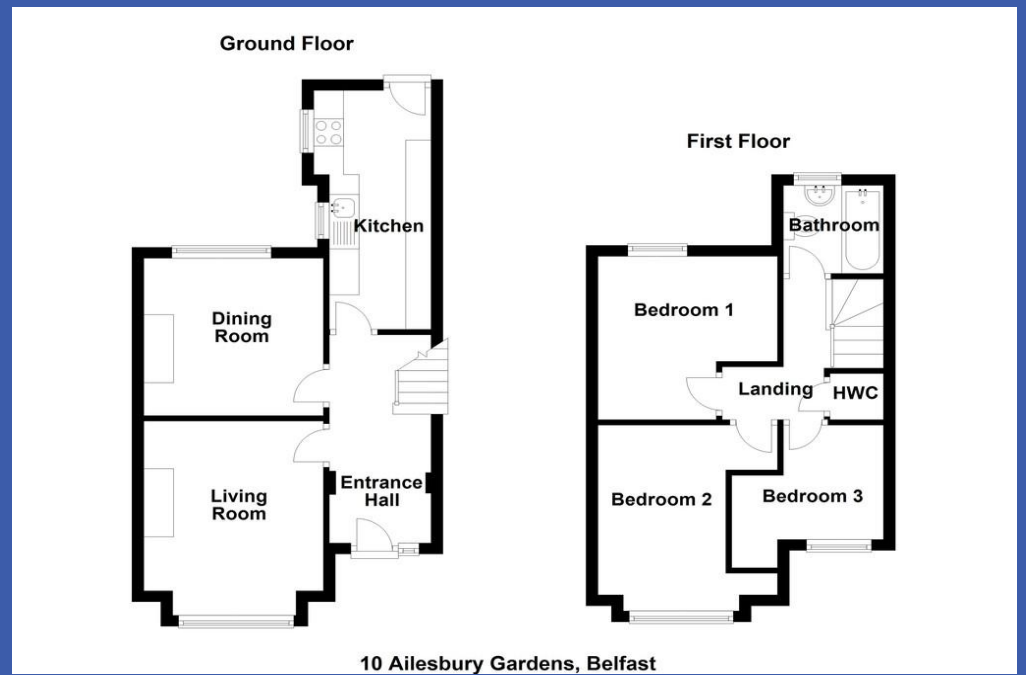
OUTSIDE Tarmac driveway to front. Large enclosed garden in lawn with tarmac patio area, timber shed with oil fired boiler, plumbed for washing machine.

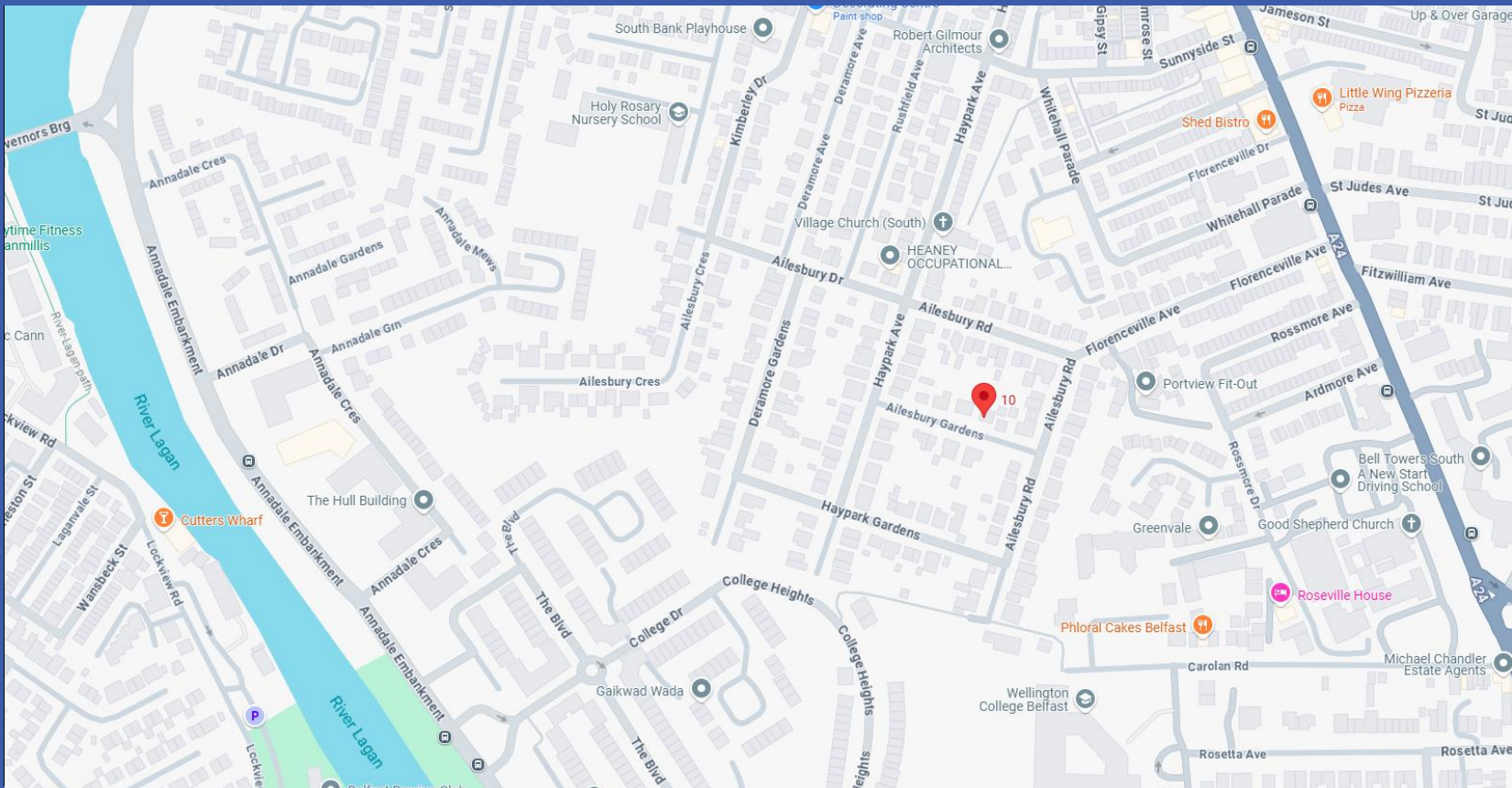












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	18 G	



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