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6 Ava Gardens

Belfast
BT7 3BW

Offers In Region Of £194,950

6 AVA GARDENS, BT7 3BW

- **Excellent Mid Terrace Property**
- **Three Bedrooms**
- **Lounge Open Plan To Dining And Kitchen**
- **Kitchen With Range Of Fitted Units And Integrated Appliances**
- **Shower Room With White Suite**
- **Enclosed Rear Garden And Courtyard To Front**
- **Gas Fired Central Heating / Double Glazed Windows**
- **Superb Location Close To The Bustling Ormeau Road**
- **Convenient To Local Schools, Parks, Amenities And Belfast City Centre**

This delightful mid terrace property has been modernised by the current owners yet retains many original period details, which will prove highly popular with prospective purchasers.

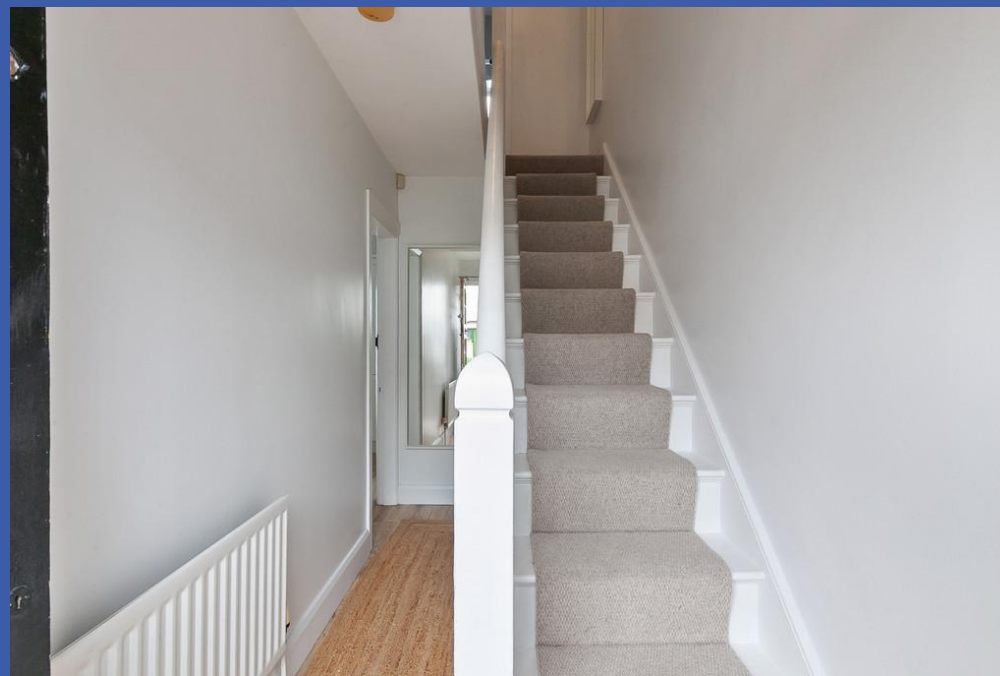
Ideally located on Ava Gardens, off Ormeau Road, there are excellent local schools nearby along with a vibrant restaurant and burgeoning cafe scene. Ormeau Park is a short stroll away along with the Lagan Towpath and Ravenhill Rugby Stadium. Belfast City Centre is an easy commute either by car, public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

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

In brief the accommodation comprises of a lounge, which is open plan to the dining area and kitchen at ground floor level. Access is provided to the private enclosed rear garden area beyond. On the first floor is the shower room with white suite along with three bedrooms. Externally there is also a courtyard area to the front.

The internal accommodation would suit the requirements of any first time buyer, professional couple or investor. The configuration offers the flexibility for the owner to use the rooms to suit their own requirements.

Properties of this calibre are highly desirable and early viewing is recommended. Recent sales in the area have been very popular and we are certain that on internal inspection this property won't disappoint.







PROPERTY COMPRISES

Hardwood entrance door with glazed panels, leading to reception hall.

RECEPTION HALL Stairs to first floor, laminate wood strip flooring, under stairs utility area, plumbed for washing machine.

DINING / KITCHEN 14' 8" x 9' 11" (4.49m x 3.04m) (@ widest points) Range of fitted high and low units, marble effect work surfaces, single drainer sink unit with mixer taps, integrated 4 ring hob, stainless steel under oven, stainless steel extractor fan, integrated fridge and freezer, integrated dishwasher, recessed low voltage spotlights, patio doors to rear garden.

OPEN PLAN TO LOUNGE 9' 6" x 9' 4" (2.90m x 2.86m) Laminate wood strip flooring.

FIRST FLOOR LANDING Access to roof space.

BEDROOM 9' 4" x 8' 10" (2.87m x 2.70m) (@ widest points) Cast iron fireplace (not working).

BEDROOM 10' 1" x 8' 9" (3.09m x 2.69m) (@ widest points)



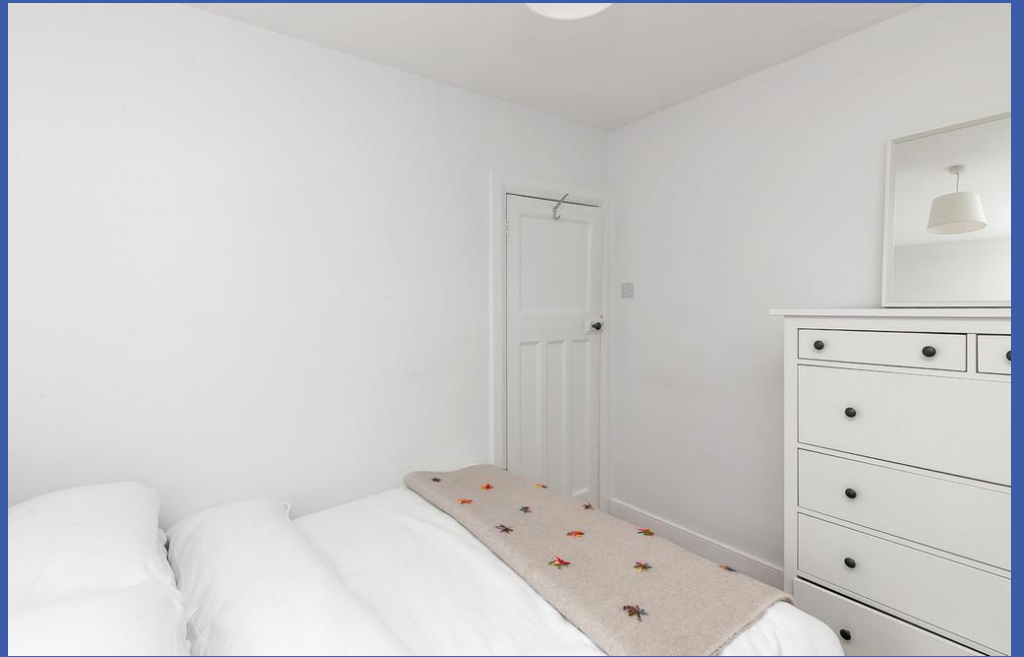


BEDROOM 6' 0" x 5' 7" (1.83m x 1.71m)

BATHROOM Suite comprising of a panelled bath with Mira shower unit, pedestal wash hand basin, low flush WC, part tiled walls, recessed low voltage spotlights.

OUTSIDE Enclosed rear garden with timber deck area and lawns, garden shed.



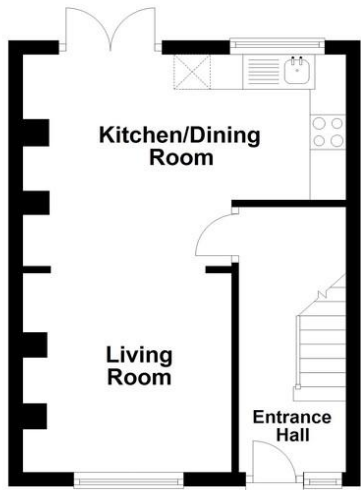




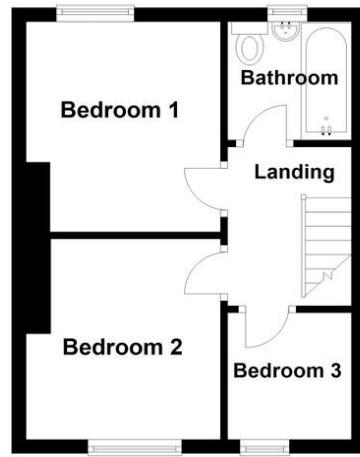




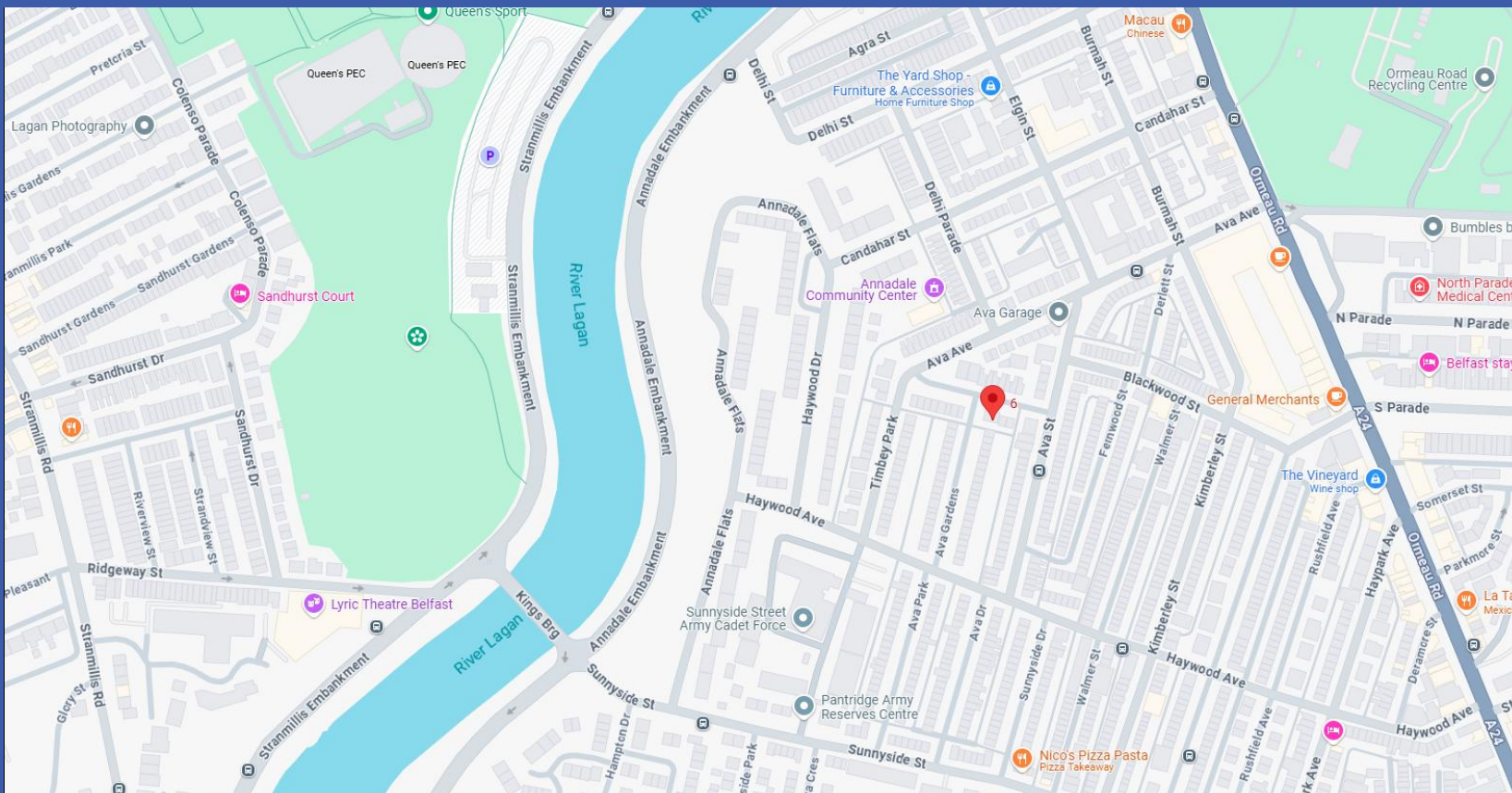
Ground Floor



First Floor



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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