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**10 HAMPTON DRIVE  
ORMEAU  
BELFAST  
BT7 3DE**



- A Modern Corner Home with Gardens and off Street Parking
- Spacious Living/Dining Room & Conservatory
- Fully Fitted Kitchen
- Gas Central Heating & Double Glazed Windows
- Bright Conservatory
- Family Bathroom
- Private Rear Garden, low Maintenance
- Driveway to rear of property
- Popular Residential Location

**Offers Around £245,000**

Situated in a sought-after residential location, this well-presented three-bedroom, corner semi detached house at 10 Hampton Drive offers spacious and versatile accommodation, ideal for families, first-time buyers, or investors alike.

The property welcomes you via an entrance hall leading to a bright and comfortable living room, thoughtfully arranged to provide both relaxation and entertaining space. To the rear, a modern fitted kitchen/dining area enjoys views over the garden and flows seamlessly into a conservatory, creating an additional reception area perfect for year-round use.

Upstairs, the first floor comprises of three bedrooms along with a family bathroom fitted with a contemporary suite.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor dining, along with off-road parking. Additional features include double glazing and gas central heating.

Located within easy reach of local amenities, schools, and transport links, this attractive home combines comfort, convenience, and modern living in a popular setting.

## Ground Floor

### HALLWAY:



### LOUNGE/DINING AREA:

23' 2" x 10' 4" (7.06m x 3.15m)

Through dining/ lounge area. Laminate flooring. Elevated fireplace with wood surround.



### CONSERVATORY:

11' 6" x 15' 05" (3.51m x 4.7m)

### KITCHEN: 09' 10" x 08' 06" (3m x 2.59m)

Range of high and low level units, sink unit. Plumbed for washing machine. Built in oven and hob



### SEPARATE WC:

04' 08" x 02' 03" (1.42m x 0.69m)

Low flush wc and wash hand basin.

## First Floor

### LANDING:

05' 07" x 08' 03" (1.7m x 2.51m)

Access to partly floored roofspace, approached by slingsby ladder. light and power.

### BEDROOM (1):

10' 04" x 11' 01" (3.15m x 3.38m)

Built in furniture.



### BEDROOM (2):

10' 04" x 09' 10" (3.15m x 3m)

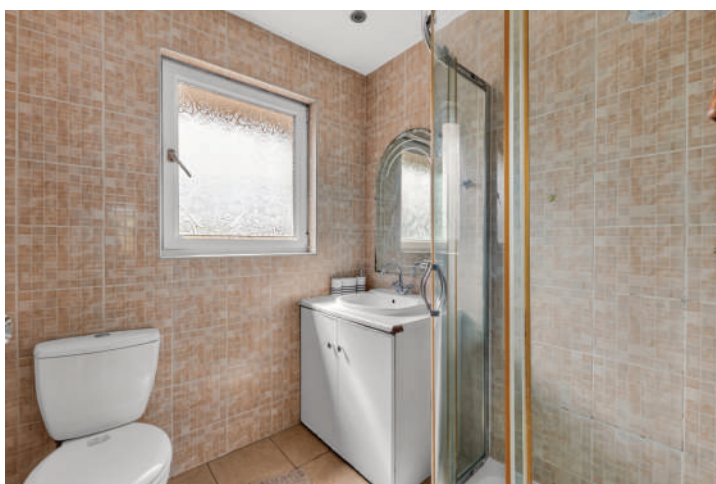
### BEDROOM (3):

07' 0" x 07' 09" (2.13m x 2.36m)



### SHOWER ROOM:

Comprising of shower cubicle, low flush WC and wash hand basin.





## OUTSIDE

Driveway to the rear.

Enclosed gardens, with paved patio area.

## LOCATION

Off Sunnyside Street

## OTHER INFO

RATES : £1169 per annum

