

**122 HAYPARK AVENUE,
ORMEAU,
BELFAST,
BT7 3FG**



- **An Extended Detached Villa, in a Cul de Sac Location**
- **Three Reception Areas**
- **Open Plan Modern Fully Fitted Kitchen to Living/Dining Area**
- **Downstairs Cloakroom**
- **Four Bedrooms, Two with Built in Robes**
- **Gas Fired Central Heating & Double Glazed Windows**
- **Modern Bathroom Suite**
- **Off Street Parking & Detached Double Garage**
- **Enclosed Mature Gardens to the Rear in Lawns**
- **Popular Sought After Location in Rosetta**

Offers Around £475,000

We are delighted to bring to the market a detached property that has been extended, offering excellent accommodation with off street parking, mature gardens in lawns to the rear and double detached garage.

Comprising of three reception areas with a separate utility room, including an open plan fully fitted kitchen with living and dining room space and has a downstairs cloakrooms.

On the first floor, four bedrooms, master with a walk in dressing room and another with built in robes. Modern bathroom suite installed 5 years ago. Gas central heating, new boiler installed 2025.

Situated off the Ormeau Road, close to an array of amenities, schools and easy access to Belfast City Centre.

This property is unique and will appeal to many families. Viewing would be recommended.

Ground Floor

ENTRANCE HALL:

Tiled Floor.

LIVING ROOM: 14' 9" x 10' 9" (4.5m x 3.28m)

Feature panelled walls, bespoke curtain pole and thermal lined curtains. Electric fire and solid wooden flooring and cornicing.

SITTING ROOM: 11' 6" x 10' 9" (3.51m x 3.28m)

Solid wooden flooring, capped gas fire, wooden surround. Double glazed doors leading to kitchen.

KITCHEN WITH BREAKFAST AREA : 16' 0" x 11' 4" (4.88m x 3.45m)

Open plan to living/dining area. High and low level units, granite work surface and centre island. Built in 5 ring gas hob and electric oven and stainless steel cooker hood. Glass display cabinet, 1.5 Franke sink and concealed lighting. Double doors leading out to the rear gardens. Thermostat zoned underfloor heating in the kitchen.

Utility Room: Plumbed for washing machine.

CLOAKROOM:

Comprising of low flush W/C, wash hand basin, half tiled walls and tiled floor.



First Floor

LANDING:

Access to fully floored roof-space, lined walls ,
accessed via Slingsby ladder.

BEDROOM (1): 12' 0" x 9' 10" (3.66m x 3m)

Built in robe and Juliette balcony.

BEDROOM (2): 10' 9" x 10' 9" (3.28m x 3.28m)

Laminate flooring and walk in dressing room.

BEDROOM (3): 14' 9" x 10' 9" (4.5m x 3.28m)

BEDROOM (4): 8' 7" x 7' 8" (2.62m x 2.34m)



BATHROOM:

Comprising of walk in wet room with rain
shower. Floating low flush W/C, vanity unit, fully
tiled and tiled floor. Bathroom mirror with
concealed light and heated towel rail.





Outside

GARAGE: 31' 0" x 11' 0" (9.45m x 3.35m)

Light and power.

Driveway and small garden area to the front with hedges and shrubs.

Enclosed gardens with driveway and lawns beyond .Enclosed by fencing.

LOCATION

Driving along Sunnyside street, towards the Ormeau Road. Turn right in Haypark Avenue.122 is on your left hand side.

RATES: £2394/per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		