



107 Walmer Street, Ormeau road, Belfast, BT7 3ED

Asking Price £174,950

Walmer street is a highly sought after location that runs just off Sunnyside street, which in turn connects onto the ever popular Upper Ormeau Road. With a thriving social scene, there is always a great buzz around the Ormeau road with its excellent selection of shops, parks, cafés, bars and restaurants. For the more active amongst us, there is also an extensive selection of sporting facilities found nearby such as Queens PEC, Cherryvale playing fields and Stranmillis Tennis & Rowing clubs. Belfast city centre is also within walking distance, but with excellent public transport links on your doorstep, the morning commute is a breeze!

The property itself is a traditional mid-terrace home, that comprises of a lounge open to dining area, generously sized fitted kitchen, spacious white bathroom suite and two bedrooms on the first floor. The property also benefits from an updated gas fired central heating system, upvc double glazing as standard, as well as recently having an updated DPC (2022) and extra insulation added to the loft space and external walls.

With little to do other than adding your own personal touches, this will make someone a fantastic first time purchase! Properties in the area do not sit around for long so we would recommend arranging a viewing at your earliest convenience!

- Beautiful Mid-Terrace Home
- Lounge open Dining Area
- Spacious White Bathroom Suite
- UPVC Double Glazing
- Efficient home with insulated external walls and increase loft insulation
- Two Good Sized Bedrooms
- Generous Sized Fitted Kitchen
- Gas Fired Central Heating
- Updated DPC (2022) and Gas Heating System
- Chain free sale in a fantastic location just off Ormeau Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Entrance Hall



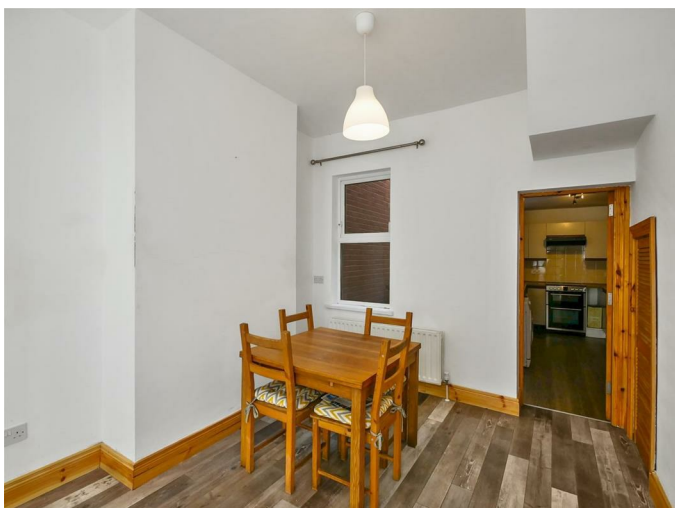
Glazed upvc front door and fan light opens onto entrance hall with waterproof engineered laminate flooring.

Lounge 10'0" x 9'1" (3.06m x 2.78m)



Built-in cupboard housing electric and gas meters. Waterproof engineered laminate flooring. Open to:

Dining Area 9'8" x 9'1" (2.95m x 2.78m)



Waterproof engineered laminate flooring. Access to under stair storage.

Fitted Kitchen 13'10" x 7'7" (4.22m x 2.33m)



Fitted kitchen with a selection of upper and lower level units complete with wooden effect counter tops. Plumbed for washing machine. Part tiled walls and vinyl flooring. Glazed upvc door opens onto enclosed rear yard.

First Floor

Bedroom 1 9'5" x 10'2" (2.89m x 3.11m)



Spacious double bedroom with waterproof engineered laminate flooring.

Bedroom 2 10'2" x 7'6" (3.12m x 2.31m)



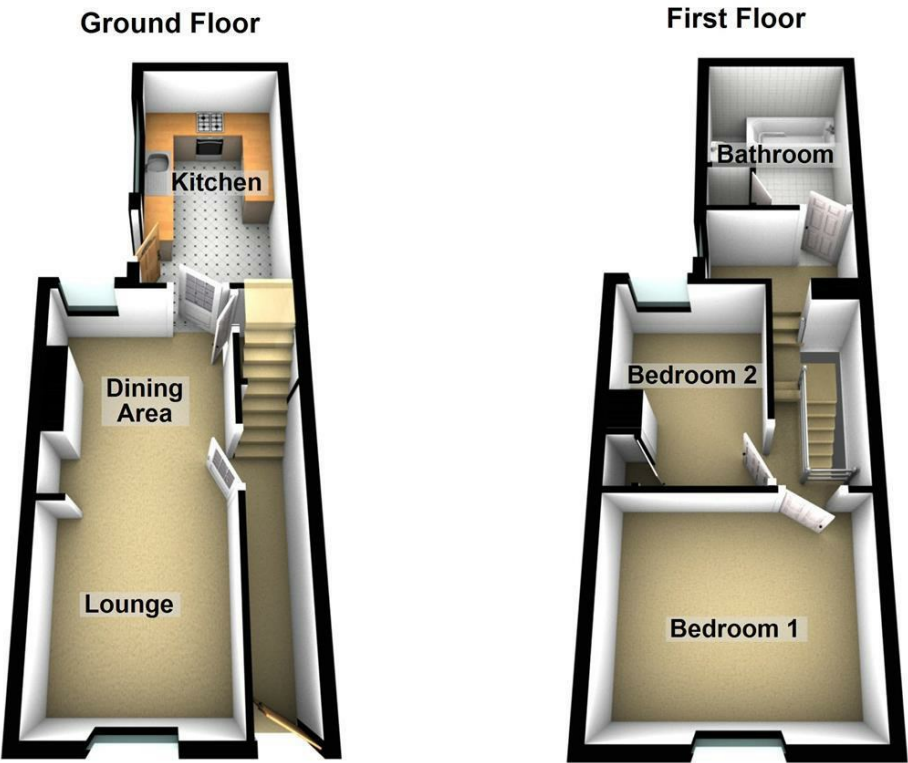
Built-in storage cupboard. Waterproof engineered laminate flooring.

White Bathrooms suite 9'5" x 7'8" (2.88m x 2.34m)

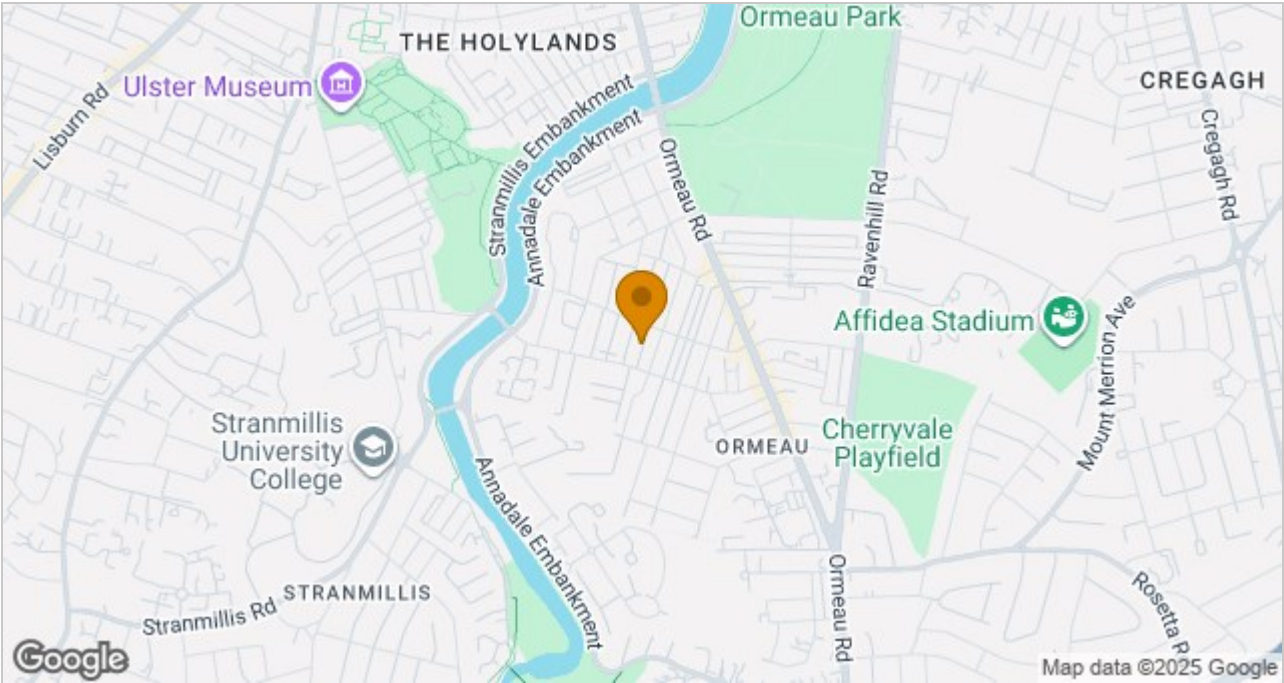


Spacious white bathroom suite comprising of panelled bath with over hanging electric shower, pedestal wash hand basin and low flush w.c. Built-in storage cupboard housing gas boiler. Part tiled walls and tiled flooring.

Floor Plan



Area Map



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