



## 20 South Parade, Ormeau Road, Belfast, BT7 2GP

**Asking Price £525,000**

20 South Parade is a Victorian Town Terrace which offers spacious internal accommodation that has been both modernised and updated, whilst retaining a lot of its original features to include plaster mouldings, cornicing and decorative fireplaces in many of the rooms. Upon entering the property you really get a sense of the space on offer, with the 10ft ceiling height and generously proportioned living areas, comprising two separate reception rooms, superb fitted kitchen / dining with bi folding doors to large courtyard, utility area and downstairs w/c.

On the first floor there are two bedrooms, luxury white bathroom suite and separate shower suite.

On the second floor there are a further two bedrooms.

Outside, with this home being an end town terrace, it has extra space to the side providing a larger garden laid in lawn to the front, large courtyard to the rear and additional, covered storage facility to the side.

The Ormeau and Ravenhill area is very popular with independent shops and cafés joining established names and as many local clubs and sports groups as you could wish for! Green open spaces include Ormeau Park and Cherryvale Playing Fields, where park runs, and outdoor social events are a regular feature.

For sporting enthusiasts, the Ulster Rugby stadium and Ormeau and Belvoir Park Golf Clubs are all within walking distance. The exemplary primary and secondary schools in the area means your educational needs are fully catered for and excellent connections into the City make travelling a breeze.

- Spacious End Town Terrace
- Sympathetically Modernised Whilst Retaining Many Original Features
- Four Double Bedrooms
- Two Reception Rooms
- Fantastic Fitted Kitchen / Dining
- Utility and Downstairs w/c
- Luxury White Bathroom Suite & Separate Shower Cubicle
- Gas Heating / Double Glazing
- Front Gardens Laid In Lawns
- Fantastic Enclosed Courtyard Entertaining Space To Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		75	79
(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



### The Accommodation Comprises



Glass panelled front door with fan light to entrance hall. Oak flooring, cornice and ceiling rose, wood panelling.

### Lounge 16'7 x 12'6 (5.05m x 3.81m)



Into bay.

Decorative cast iron fire place with slate surround, and slate hearth. Cornice and ceiling rose. Oak flooring.

Glass panelled bi-folding doors providing access to living room.

### Living Room 11'3 x 10'8 (3.43m x 3.25m)



Cast iron fire place with slate surround and slate hearth. Ceiling rose. Oak flooring.

### Shaker Style Fitted Kitchen 25'6 x 9'9 (7.77m x 2.97m)



Excellent range of of high and low level built-in units, glazed display cabinets, single drainer 1 1/4 sink unit with mixer taps, built-in 5 ring gas hob, stainless steel over head extractor fan. Integrated fridge, eye level double oven. Part tiled walls and spotlights. Built-in folding doors to patio. Under floor heating.

### Utility Area



Range of units, plumbed for washing machine, housing for Worcester gas boiler. Under floor heating.

### Downstairs Toilet



Downstairs w/c and sink unit, fully tiled walls, tiled floor.

### First Floor



### Bedroom One 17'1 x 13'1 (5.21m x 3.99m)



Cast Iron fire place with wooden surround. Picture rail. Oak flooring. Built-in bedroom furniture.

## Bedroom Two 12'2 x 10'5 (3.71m x 3.18m)



Picture rail. Oak flooring.

## Luxury Bathroom Suite



Comprising free standing bath, roll top bath with mixer taps and telephone hand shower. Large walk in shower cubicle with shower unit, pedestal wash hand basin low flush w/c. Part tiled walls, tiled floor, heated chrome towel rail. 2 Skylight windows.

## Shower Suite



Shower suite comprising large corner cubicle with chrome shower unit, pedestal wash hand basin, low flush w/c, tiled walls, tiled floor.

## Second Floor



### Bedroom Three 17'1 x 12'8 (5.21m x 3.86m)



Cast iron fire place. Laminate flooring. Access to roof space.

### Bedroom Four 11'1 x 9'3 (3.38m x 2.82m)



Laminate flooring.

## Outside Front



Block paved pathway, garden laid in lawns that captures the sun, mature hedging that provides privacy.

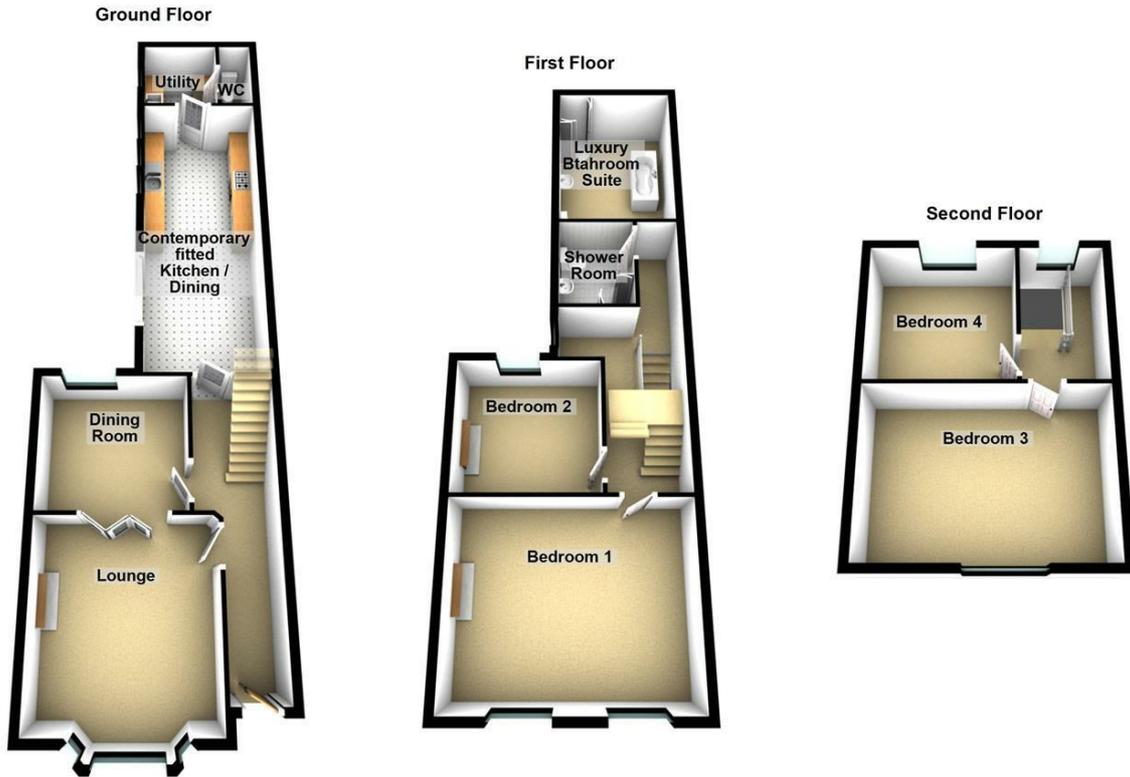
## Outside Rear



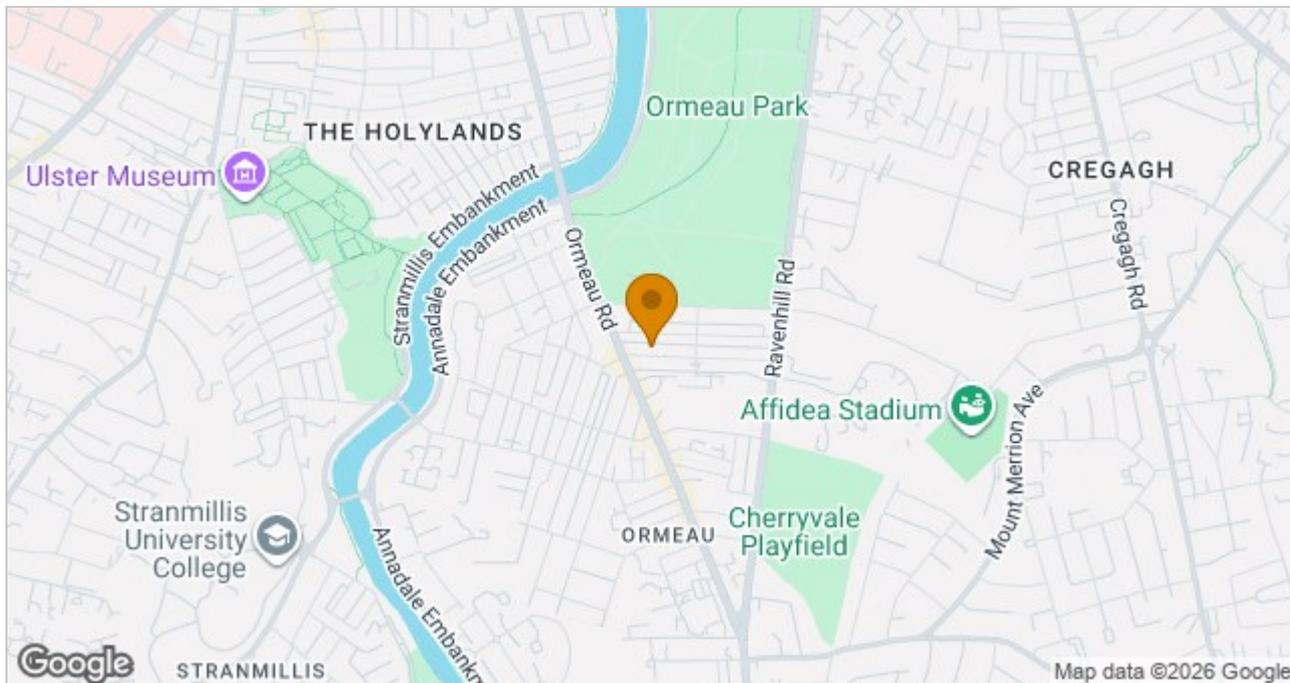
Enclosed rear patio area with plenty of space to entertain, raised flowerbeds. Covered area to side offering front to rear access and facilitating superb storage.



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark