



## 50 Jameson Street, Ormeau Road, Belfast, BT7 2GU

**Asking Price £174,950**

A superb mid terrace house, 50 Jameson Street is only a few minutes walk from the Ormeau Road with its array of cafés, restaurants and entertainment facilities as well as Cherryvale and Ormeau Parks.

Local transport links make Belfast City Centre easily accessible and Queen's University and Stranmillis Village are all in walking distance.

Internally, the property offers spacious, well proportioned accommodation comprising lounge open to dining area with a modern fitted kitchen on the ground floor, two bedrooms on the first floor and contemporary white bathroom suit.

In addition the property also benefits from a gas heating system, double glazing and an enclosed rear yard, perfect for a BBQ when the weather permits.

An excellent first time purchase and / or investment property.

- Mid Terrace Home
- Lounge Open To Dining
- Contemporary White Bathroom Suite
- Double Glazing
- Enclosed Rear Garden
- Two Good Sized Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Easily Maintained Area To Front
- Excellent First Time Purchase

| 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                            |  | 61      | 61        |
| EU Directive 2002/91/EC                     |  |         |           |



**The Accommodation Comprises**



Upvc glass panelled front door to entrance hall, cornice, ceiling rose,



**Lounge 12'0 x 9'5 (3.66m x 2.87m)**

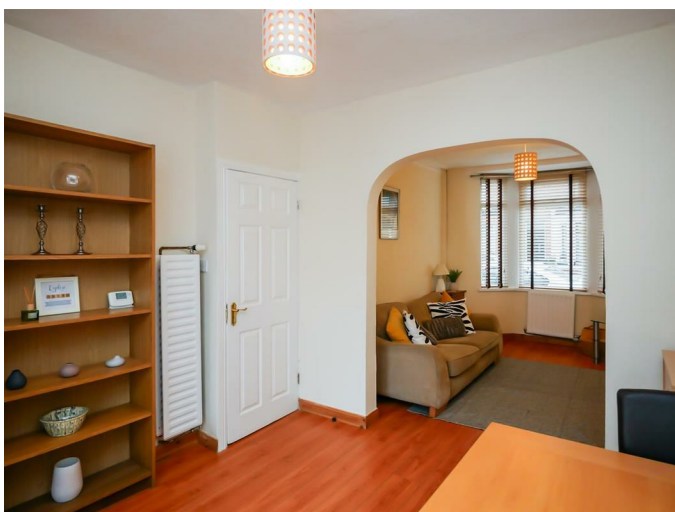


Into bay.  
Laminate flooring. Open plan to dining area

**Dining Area 12'1 x 6'0 (3.68m x 1.83m)**



Laminate flooring, double upvc doors to enclosed courtyard.  
Understairs storage.





**Modern Fitted Kitchen 12'1 x 6'0 (3.68m x 1.83m)**

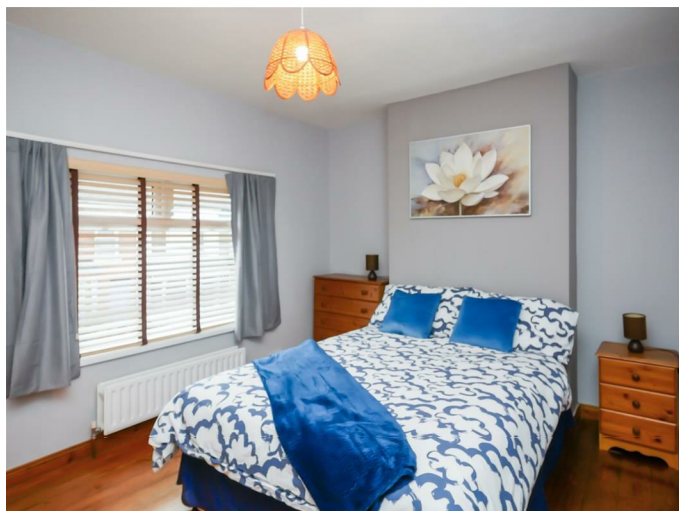


Range of high and low level built-in units, formica work surfaces, built-in 4 ring hob and under oven, stainless steel sink unit with mixer taps, plumbed for washing machine, part tiled walls, tiled floor. Gas boiler.

**First Floor**



**Bedroom One 12'6 x 10'0 (3.81m x 3.05m)**



**Bedroom Two 10'0 x 7'3 (3.05m x 2.21m)**





**White Bathroom Suite**



Comprising panelled bath with mixer taps and chrome shower unit above, wash hand basin with mixer taps and storage below, low flush w/c, pvc ceiling. Heated chrome towel rail.

**Landing**

Hot press and access to roof space.

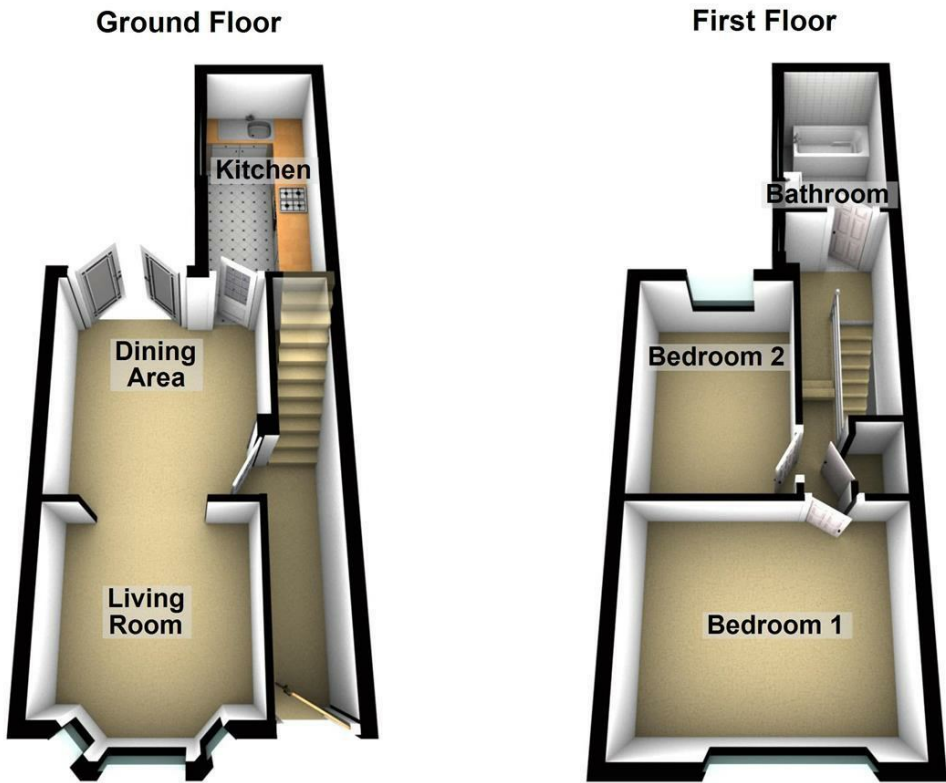
## Outside



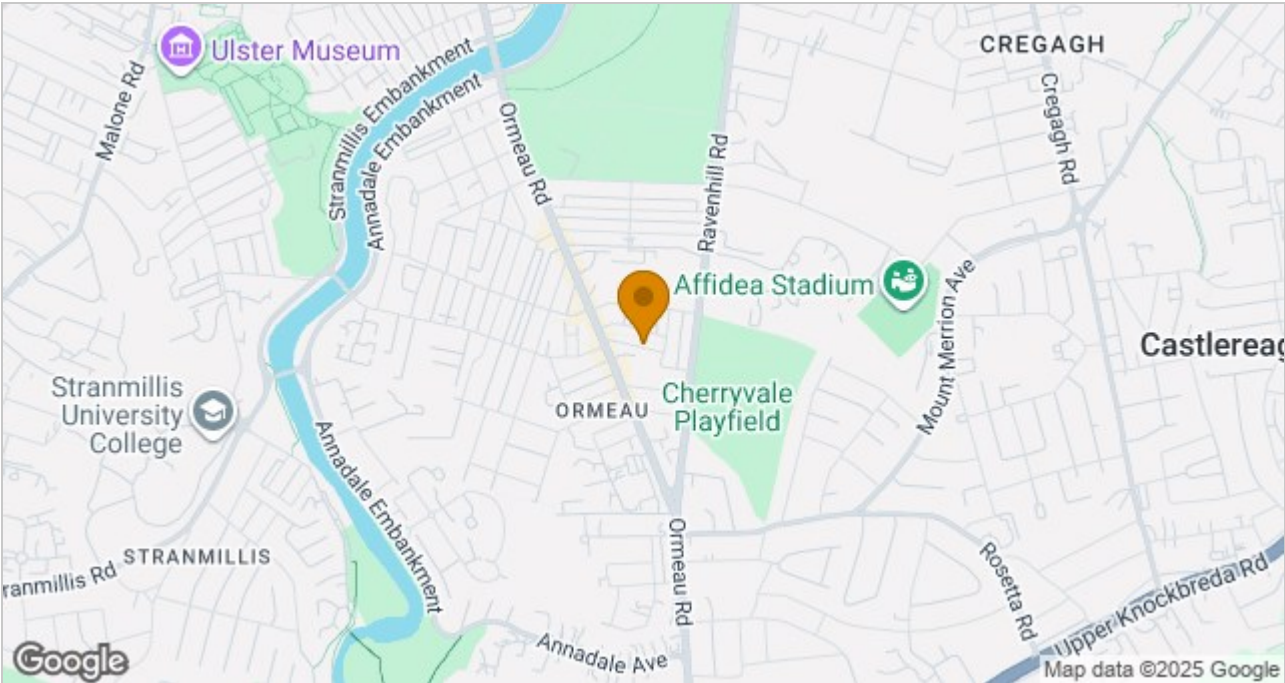
Easily maintained area to front  
Enclosed rear courtyard. Access to shared, gated alleyway.



Floor Plan



Area Map



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