



9 Hampton Parade, Ormeau Road, Belfast, BT7 3EQ

Asking Price £194,950

Hampton Parade is a quiet cul-de-sac, positioned just off the bottom of Sunnyside Street along the Annadale Embankment, and only a short walk to the Ormeau Road.

The Ormeau Road has become one of the most vibrant and sought after locations in all of Belfast, with its excellent selection of shops, parks, cafés, bars and restaurants, there is always a thriving social scene in the local area. For the more active amongst us, Cherryvale playing fields, Ormeau Park, Queens PEC and the picturesque Annadale Embankment all offer an array of sporting facilities and open green areas for a leisurely evening walk.

The property itself is a beautifully presented mid-terrace home finished to an excellent standard throughout. Internally it offers fantastic accommodation comprising of three good size bedrooms, a bright and spacious lounge, modern fitted kitchen / dining room and a white bathroom suite located on the first floor. Externally this home offers ample off street parking to the front with your own private driveway, and a low maintenance enclosed, south facing rear garden which is perfect for entertaining guests. The property also benefits from gas fired central heating and upvc double glazed windows throughout.

A beautiful property in an extremely popular location, we do not anticipate this one sitting around for long so make sure to arrange your viewing quick!

- Beautifully Presented Mid-Terrace Home
- Spacious Lounge
- White Bathroom Suite
- South Facing Enclosed Rear Garden
- Excellent Location in quiet cul-de-sac just off Annadale Embankment / Ormeau Road
- Three Good Sized Bedrooms
- Modern Fitted Kitchen / Dining Room
- Gas Heating / Upvc Double Glazing
- Driveway with Off Street Parking
- Perfect 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		EU Directive 2002/91/EC	

Entrance Hall 3'11" x 3'9" (1.20m x 1.16m)

Glazed upvc front door opens onto entrance hall with laminate flooring.

Lounge 13'4" x 11'2" (4.08m x 3.42m)



Spacious lounge with stone fireplace and hearth housing electric fire. Laminate flooring. Access to under stair storage.

Modern Fitted Kitchen / Dining Area 14'6" x 9'9" (4.44m x 2.98m)



Modern fitted kitchen / dining room complete with a selection of upper and lower level white gloss units complete with wooden effect counter tops, composite sink with drainer, eye-level microwave and electric oven, 4 ring ceramic hob, fridge freezer, washing machine and dishwasher. Laminate flooring. Glazed upvc door opens onto enclosed rear garden.



First Floor



Access to storage cupboard housing gas boiler.

Bedroom 1 11'9" x 8'4" (3.60m x 2.55m)

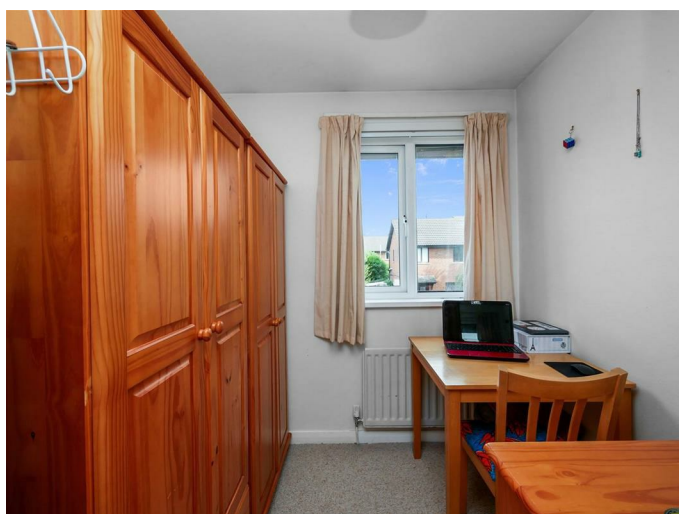


(measurements at widest points)

Bedroom 2 11'4" x 7'4" (3.46m x 2.26m)

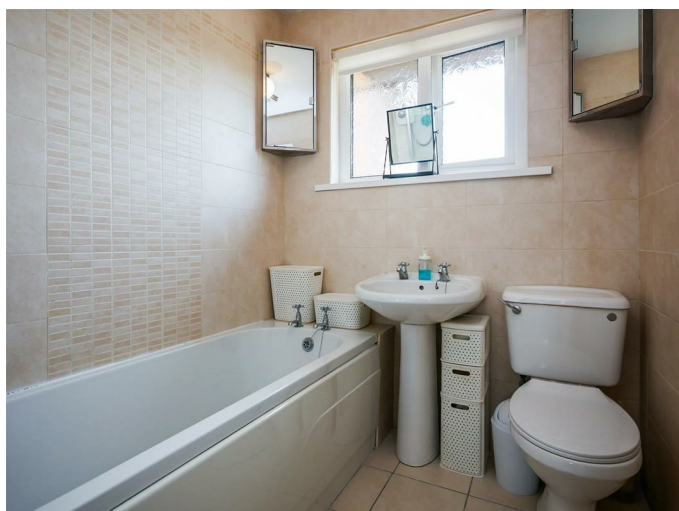


Bedroom 3 8'1" x 6'10" (2.47m x 2.09m)



Built-in storage cupboard

White Bathroom Suite 6'2" x 5'8" (1.89m x 1.74m)



White bathroom suite comprising of panelled bath with overhanging electric shower, pedestal wash hand basin and low flush w.c. Fully tiled walls and flooring.

Property Front

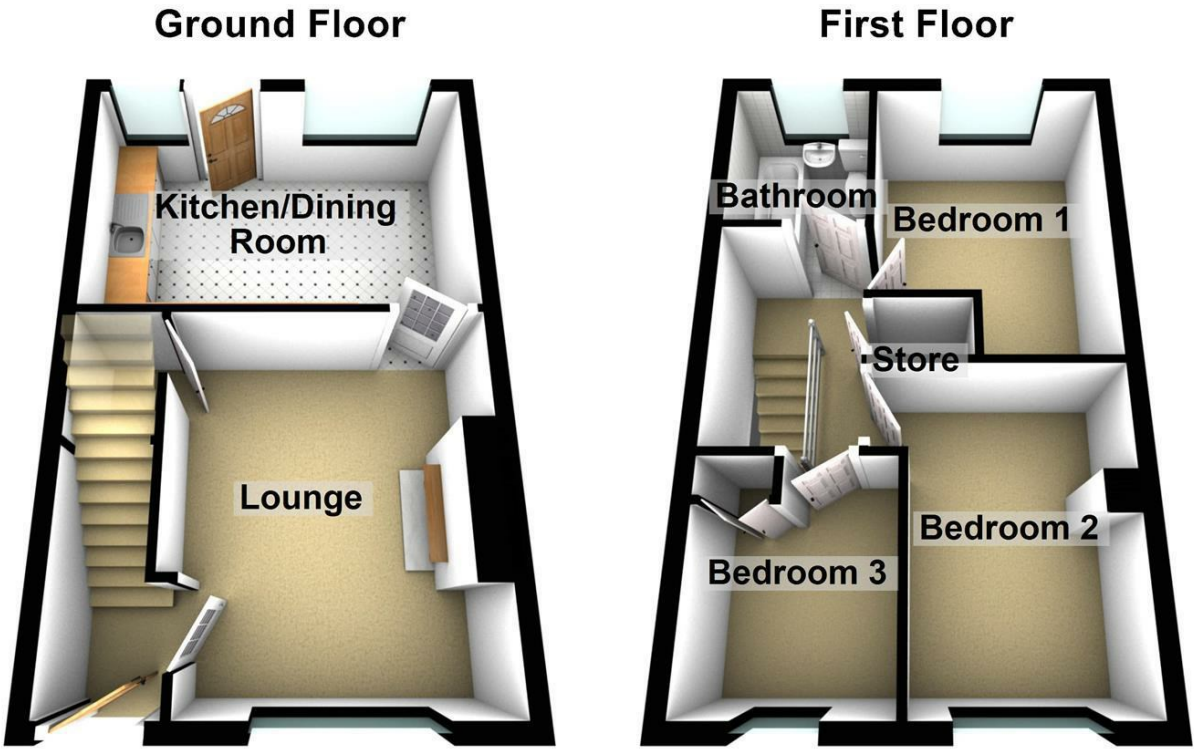
Driveway to the front with off street parking for two cars.

Enclosed Rear Garden

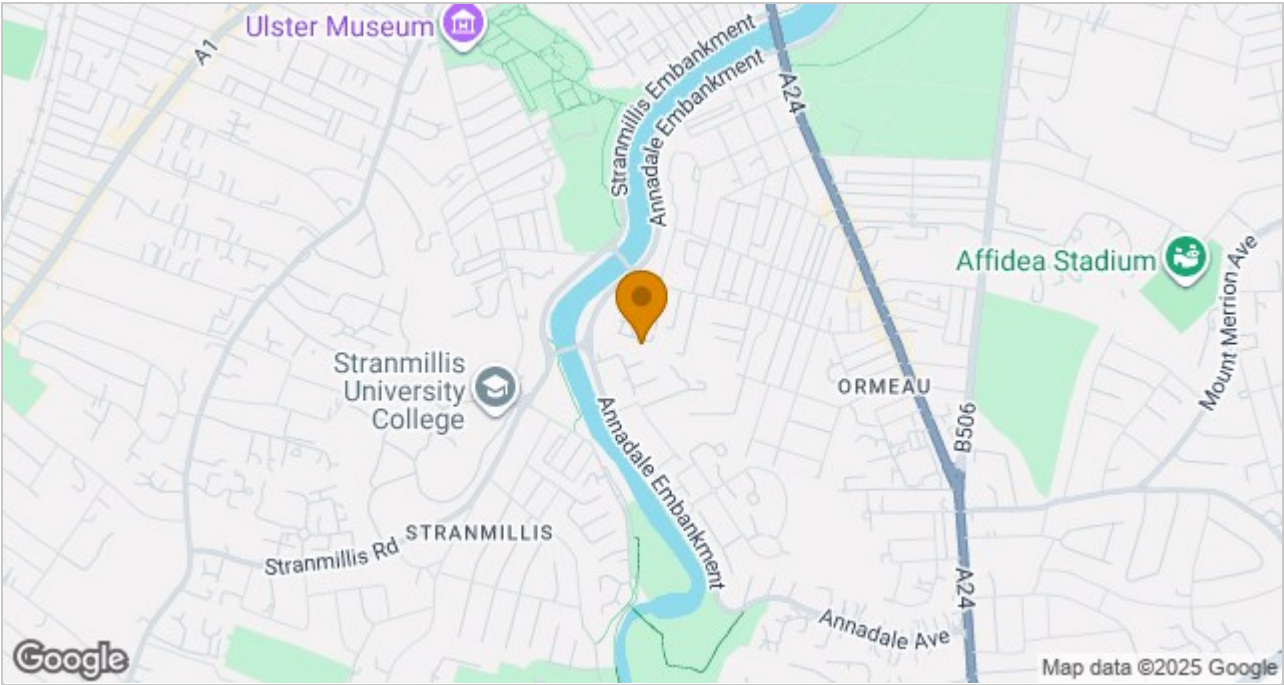


South facing rear garden covered in loose decorative stone and bordered by timber fencing. Patio area captures the sun all day long making it the perfect place to entertain and socialise. Access to the property front via shared alley.

Floor Plan



Area Map



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