



15 Gipsy Street, Sunnyside Street / Ormeau, Belfast, BT7 3FW

Asking Price £160,000

15 Gipsy Street is an attractive Mid Terrace property located just off the Sunnyside Street, off the Ormeau Road, within walking distance to Stranmillis Village and Queens University with regular public transport facilities to the city Centre nearby.

The property provides easy access to many local amenities including shops, cafés, restaurants and entertainment facilities, as well as Ormeau Park and Forestside Shopping Centre.

Internal accommodation comprises lounge, fitted kitchen and a contemporary white shower suite on the ground floor while upstairs there are two double bedrooms.

The property also benefits from a gas heating system, double glazing and has been decorated and presented to a lovely standard throughout.

- Mid Terrace Home
- Two Bedrooms
- Fitted Kitchen
- Gas Heating
- Enclosed Rear Yard
- 2 minutes From Ormeau Road
- One Reception
- Contemporary Shower Suite
- Double Glazing
- An 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		
EU Directive 2002/91/EC		

The Accommodation Comprises

Upvc glass panelled front door to entrance hall.

Lounge 12'4 x 12'2 (3.76m x 3.71m)



Hole in wall style fire place



Fitted Kitchen 12'2 x 12'0 (3.71m x 3.66m)



Full range of high and low level built-in units, wood effect work tops, single drainer stainless steel sink unit with mixer taps, built-in hob and under oven, plumbed for washing machine, Part tiled walls. Tiled floor.



Rear Hallway

Tiled Floor.

Access to rear yard.

Contemporary Shower Suite



Comprising large walk-in shower cubicle with glazed partition, chrome shower unit with drench head and hand shower attachment, wash hand basin with mixer taps and low flush w/c.

First Floor

Bedroom One 12'1 x 9'2 (3.68m x 2.79m)



At widest points. Picture rail. Access to roof space via fold down ladder, floored for storage.

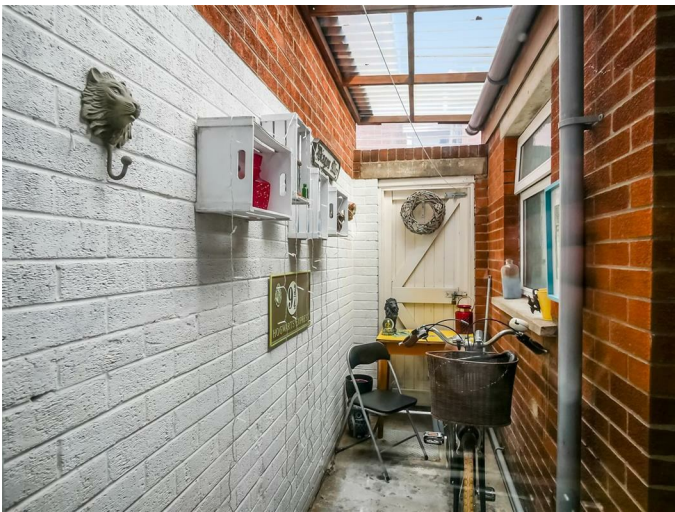


Bedroom Two 10'5 x 9'3 (3.18m x 2.82m)



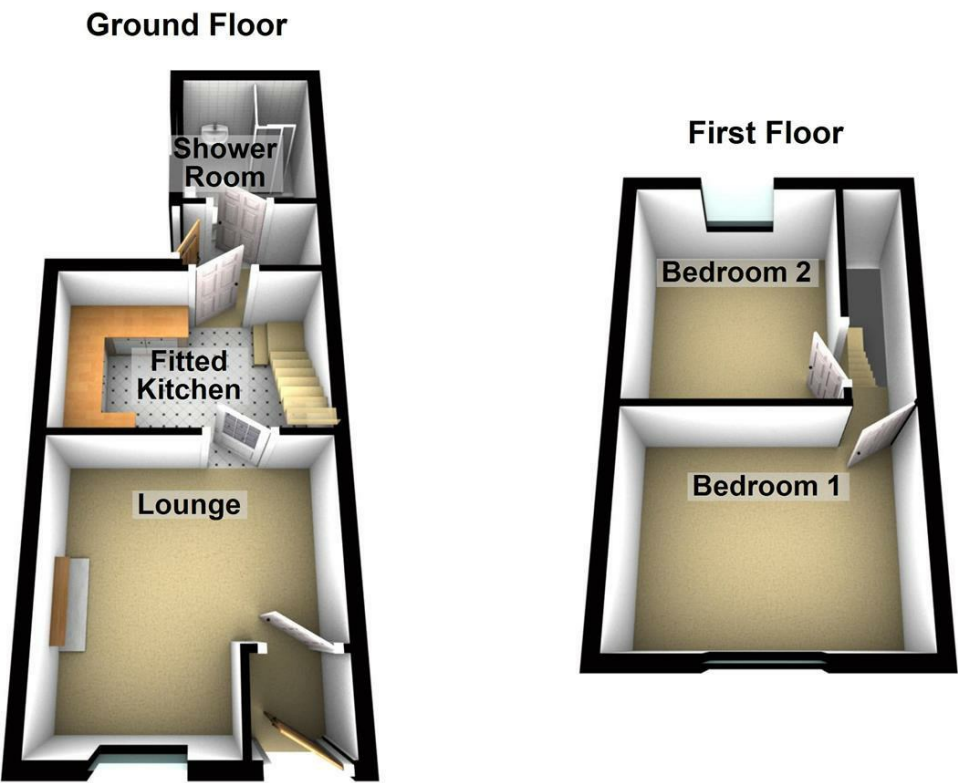
Picture rail.

Outside

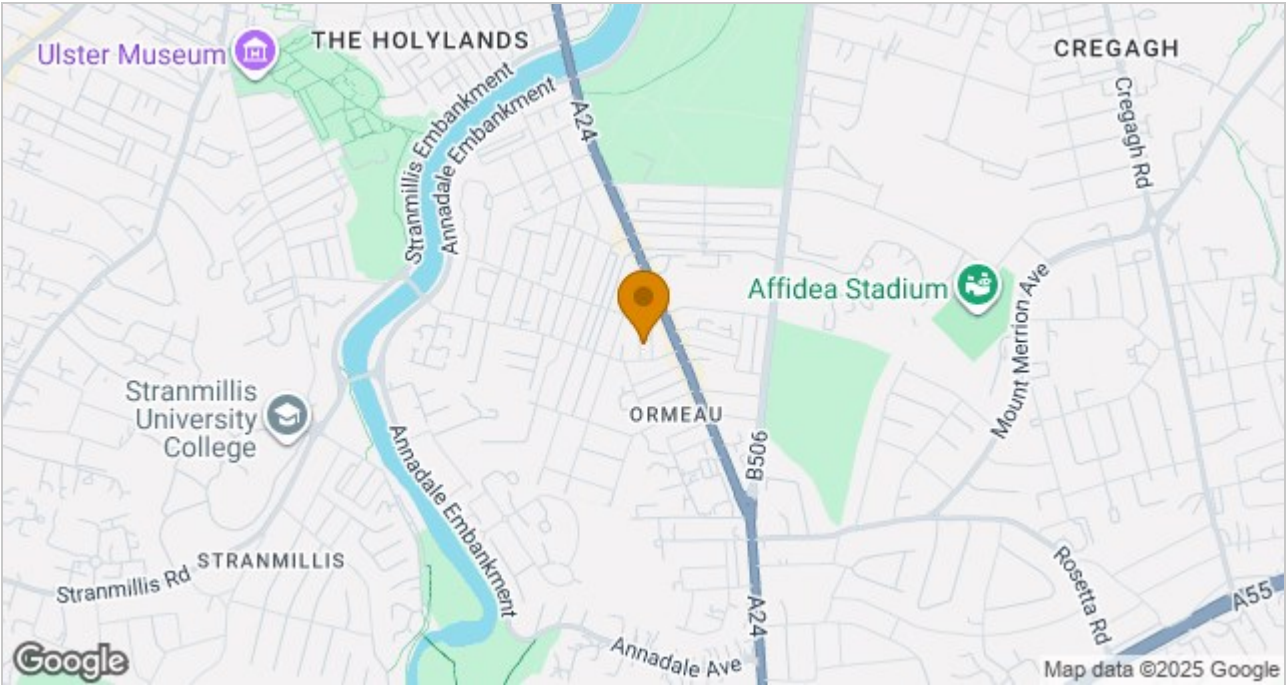


Covered enclosed rear yard.

Floor Plan



Area Map



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