



24 St. Johns Avenue, Upper Ormeau, Belfast, BT7 3JE

Asking Price £374,950

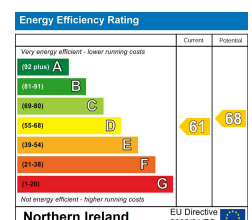
St Johns Avenue is one of South East Belfast's most popular residential locations, situated at the top of the Ormeau and Ravenhill Road, providing easy access to the various long standing cafes, restaurants and entertainment facilities, as well as the more recent additions that are only adding to the culture and community feel that this area has to offer. Cherryvale and Ormeau Park are also within walking distance, hosting various clubs and sporting events.

The property offers spacious well proportioned accommodation comprising lounge with bay window to the front, dining room and fitted kitchen to rear and downstairs w/c. Upstairs there are three bedrooms, a contemporary white bathroom suite and a floored roof space for storage.

Outside there is a shared driveway leading to a detached wooden garage and enclosed rear garden that would capture the afternoon sun.

An excellent home in a great location!

- Red Brick Semi Detached Home
- Two Reception Rooms
- Downstairs W/C
- Gas Heating / Double Glazed
- Detached Wooden Garage
- Three Bedrooms
- Fitted Kitchen
- Contemporary White Bathroom Suite
- Shared Driveway
- Enclosed Rear Gardens





Entrance Hall



Hardwood glass panelled front door to entrance porch, 'Terrazzo' flooring. Glass pannelled inner door with glazed side panels to entrance hall. Decorative tiled flooring. Wood panelling.

Downstairs w.c



Sink unit with tiled splash back. Low flush w.c

Lounge 13'8 x 12'3 (4.17m x 3.73m)



(into bay)

Tiled fireplace with wooden surround, shelving and storage each side of the chimney breast.

Living Room 12'0 x 11'0 (3.66m x 3.35m)



Solid wooden flooring. Hole in wall fireplace with wooden mantle.

Fitted Kitchen 16'8 x 8'7 (5.08m x 2.62m)



Full range of high and low units, wood effect work tops, glazed cabinets, single drainer sink unit with mixer taps, plumbed for automatic washing machine. Spot-lights. Access to side patio area.

First Floor



Bedroom One 16'4 x 13'5 (4.98m x 4.09m)



(into bay)
Built in bedroom furniture. Laminate flooring.

Bedroom Two 11'5 x 10'9 (3.48m x 3.28m)



Built in robes either side of the chimney breast. Laminate flooring.

Bedroom Three 9'0 x 7'2 (2.74m x 2.18m)



Oak flooring.

White Bathroom Suite



Comprising panelled bath with mixer taps with shower unit above, pedestal wash hand basin, low flush w.c Part tiled walls. Heated chrome towel rail. Spotlights.

Landing 11'8 x 8'9 (3.56m x 2.67m)

Wood panelling.

Access to the roof space via permanent staircase.

Roof Space

Light and power. Storage into eaves. Skylight window.

Outside Front

Easily maintained garden to the front. Bordered by mature hedging. Shared driveway leading to detached wooden garage.

Detached Wooden Garage

Double doors.

Enclosed Rear

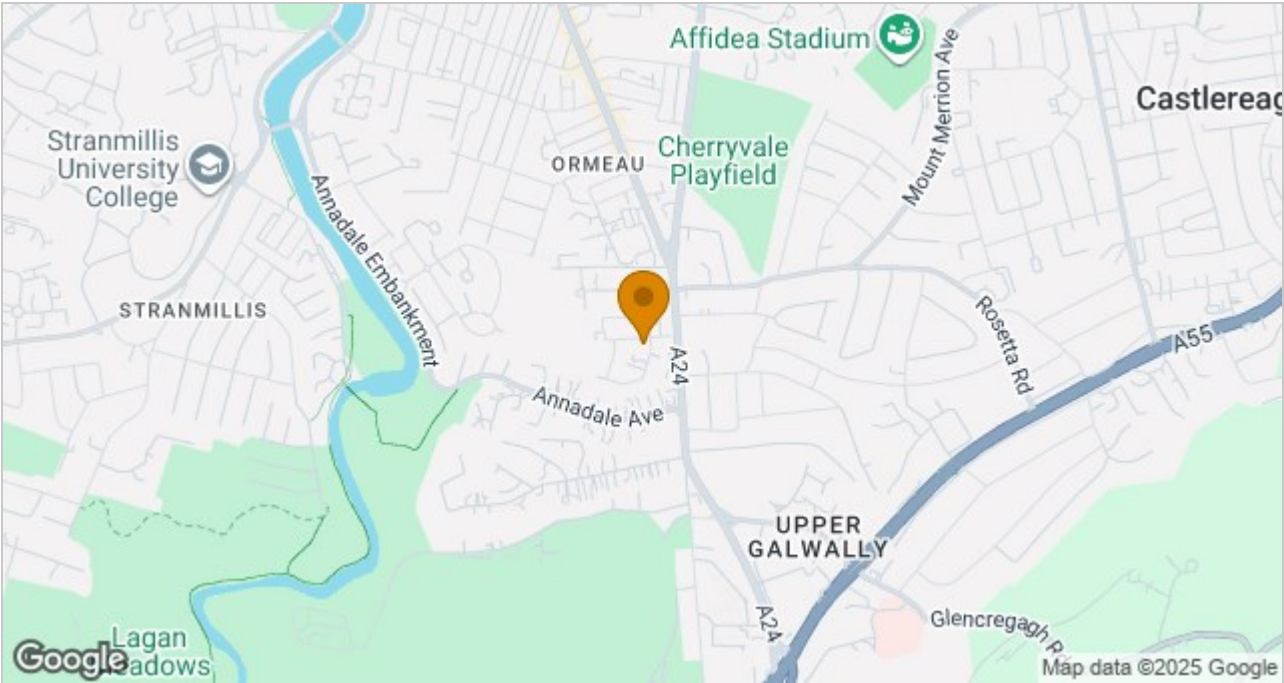


Rear garden to patio area bordered by timber fencing that would capture the afternoon sun.

Floor Plan



Area Map



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