



14 Sunnyside Drive, Ormeau Road, Belfast, BT7 3DX

Asking Price £164,950

Sunnyside Drive is located just off the upper Ormeau Road which continues to be one of Belfasts most sought after locations. Renowned for 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 traditional red brick, mid-terrace home and comprises of three bedrooms, lounge open to dining area, fitted kitchen and white bathroom suite on the first floor. The property also benefits from oil fired central heating (new boiler installed Jan 2024) and upvc double glazing throughout. Externally there is low maintenance enclosed yards to the front and rear which is perfect for entertaining.

Although in need of modernisation, this is a fantastic opportunity to purchase a chain free property in a highly sought after location. With demand for properties continuing to outweigh supply, we don't anticipate this one sitting around for long so would recommend that you arrange a viewing at your earliest convenience.

- Traditional Red Brick Mid-Terrace Home
- Lounge open to Dining Area
- White Bathroom Suite
- Double Glazed
- Fantastic Location just off the Upper Ormeau Road
- Three Bedrooms
- Fitted Kitchen
- Oil Heating (New Boiler Installed Jan 24)
- Enclosed Rear Yard
- Chain Free Sale

Energy Efficiency Rating		Current	Potential
Key: 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		39	70
EU Directive 2002/91/EC			

Entrance Hall 13'1" x 4'10" (3.99m x 1.49m)



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

Lounge / Dining Area 9'7" x 9'7" (2.94m x 2.93m)



Lounge open to dining area with laminate flooring. Cast iron fireplace with wooden mantle piece and tiled hearth.





Fitted Kitchen 17'6" x 5'11" (5.34m x 1.81m)



Fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink with drainer and integrated electric oven with ceramic hob. Plumbed for washing machine.

First Floor

Bedroom 1 9'10" x 8'9" (3.01m x 2.68m)



Bedroom 2 9'8" x 8'9" (2.96m x 2.69m)



Bedroom 3 6'4" x 5'9" (1.95m x 1.77m)



Bathroom 5'9" x 4'9" (1.77m x 1.47m)



White bathroom suite comprising of panelled bath with overhanging electric shower, pedestal wash hand basin and low flush w.c. Tiled walls and laminate flooring. Access to hot press.

Property Front



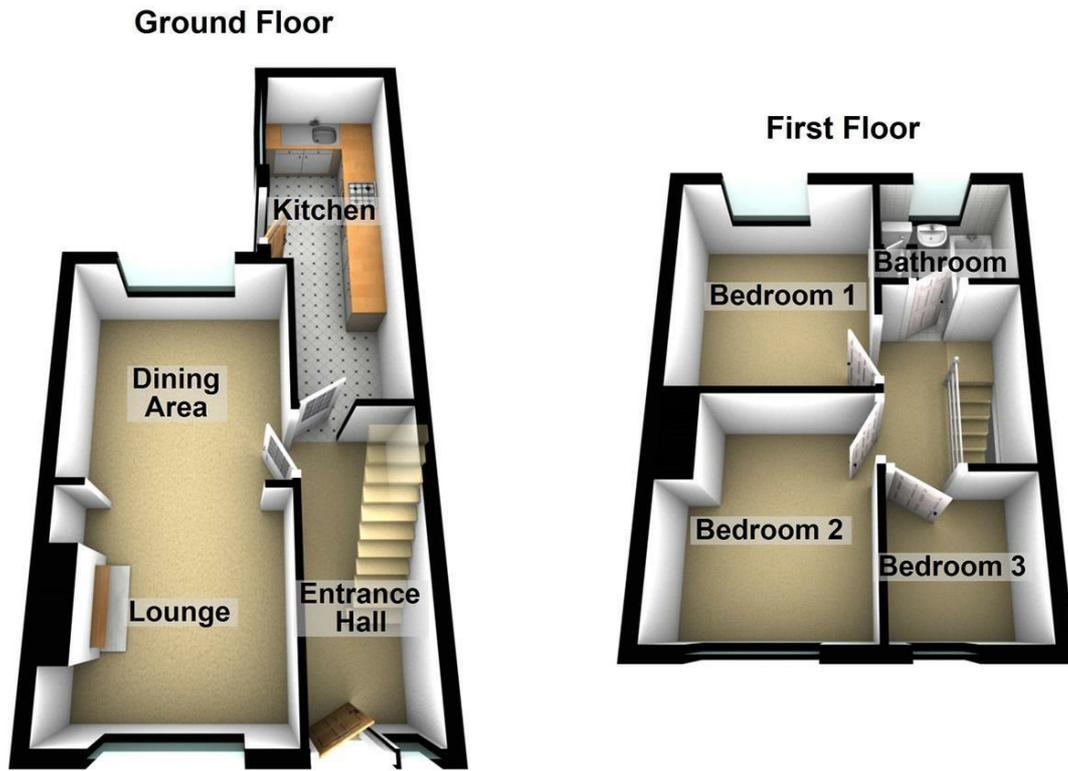
Enclosed front yard covered in paving slabs and bordered by red brick wall.

Enclosed Rear Yard

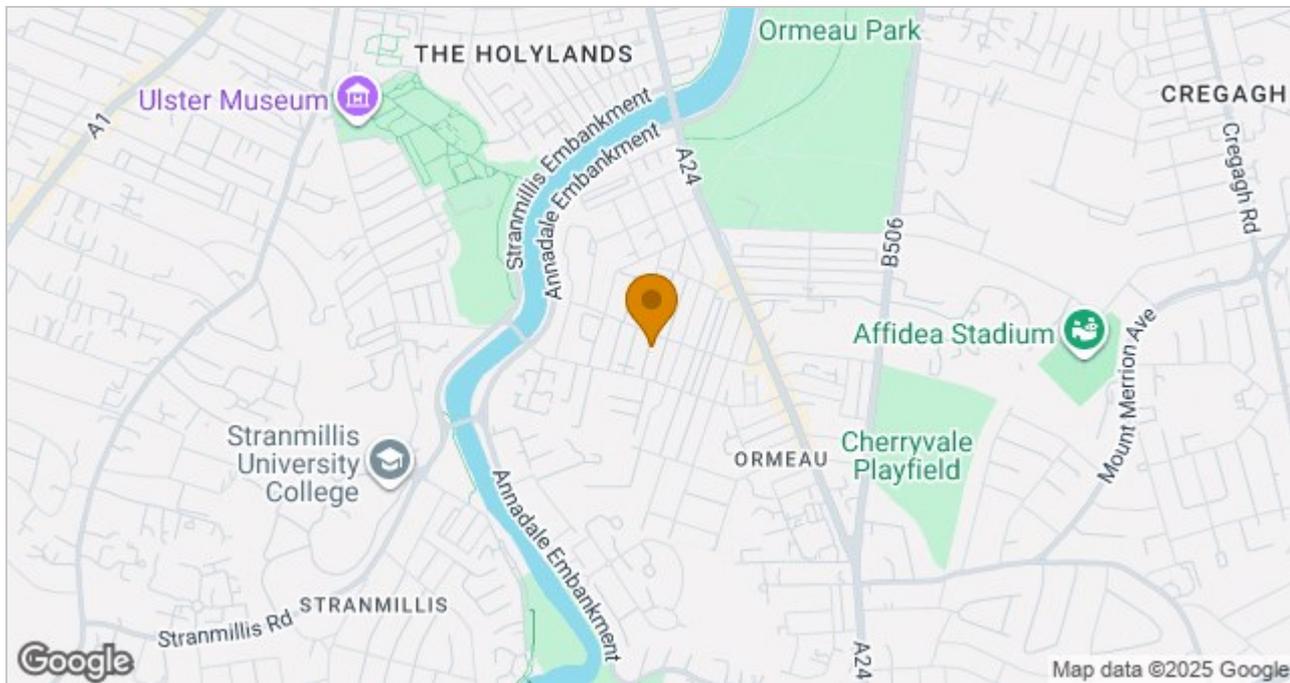


Separated into two separate sections, the lower level houses the oil boiler (installed Jan 24) with steps leading up to the second level which is paved and perfect for entertaining. Bordered by block walls and timber fencing to the rear.

Floor Plan



Area Map



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