



## 32 WHITEHALL MEWS, ORMEAU

Belfast BT7 3GE

- End terrace home
- Three good size bedrooms
- Spacious lounge
- Kitchen / dining area
- White bathroom suite
- Oil heating
- Double glazed (Bar 1)
- Recently tarmac driveway with parking for 2 cars side by side
- Garden area to the rear
- Available immediately

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**£1,295 Per Month**

# 32 Whitehall Mews, Ormeau Road , Belfast, BT7 3GE



## The accommodation comprises

Pvc double glazed window leading to the entrance hall.

### Entrance hall

Solid wood floor.

### Lounge

16'4 x 11'7 (4.98m x 3.53m)

Solid wood floor. Tiled fireplace with raised tiled hearth, Under stairs storage.

### Kitchen / dining

15'2 x 9'3 (4.62m x 2.82m)

Full range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, extractor fan, 4 ring hob and under oven,

plumbed for washing machine, integrated fridge freezer, recessed spotlights, tiled floor, open to the dining area.

### Dining

Double door access to the rear gardens.

### 1st floor

Landing, feature porthole window, roof space access.

### Bedroom 1

11'1 x 8'2 (3.38m x 2.49m)

Laminate flooring.

### Bedroom 2

10'2 x 8'1 (3.10m x 2.46m)

### Bedroom 3

10'4 x 6'5 (3.15m x 1.96m)

Built in robe.

### Bathroom

6'5 x 5'9 (1.96m x 1.75m)

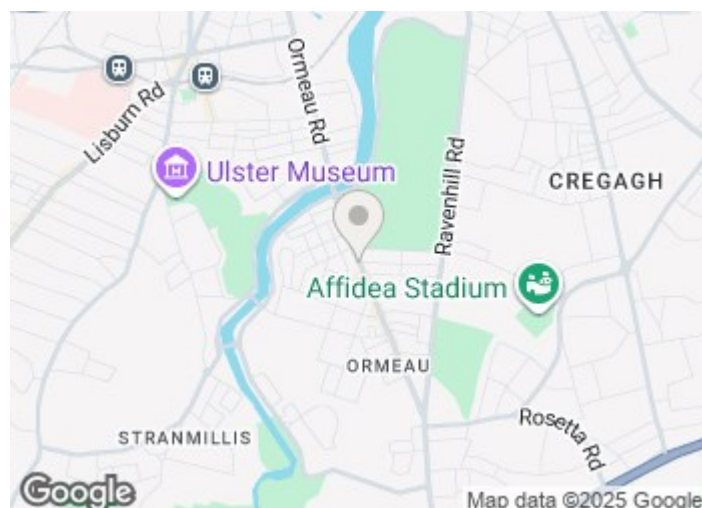
White suite comprising panelled bath, Redring shower, low flush w/c, fully tiled walls, extractor fan, tiled floor, recessed spotlights.

### Outside

Tarmac driveway with off street parking for 2 cars.

### Rear garden

Enclosed rear garden with flagged patio area and flower beds, boiler house housing oil fired boiler, pvc oil tank. Gate access to Whitehall Parade.



## Directions



Floor Plan

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