



### 38 Ava Park, Belfast, BT7 3BX

**£995 Per Month**

Ava Park is ideally positioned just off the ever popular Ormeau road and is in a prime location to take advantage of all that the local area has to offer. Whether that be the fantastic selection of shops, cafes, restaurants, parks and entertainment facilities found right on your doorstep, to the selections of schools, Universities and Belfast city centre all within walking distance of your front door.

Internally the property has been beautifully finished and comprises of two bedrooms with study / dressing area, lounge / potential third bedroom, fitted kitchen open to dining room and a white shower suite located on the first floor. In addition to all this the property also benefits from oil fired central heating, double glazing and enclosed gardens to the front and rear.

An excellent home in one of Belfast's most sought after locations, we anticipate great interest so we recommended organising a viewing at your earliest convenience!

- Red Brick Mid-Terrace Property
- Lounge / Potential Third Bedroom
- White Shower Suite
- Upvc Double Glazed
- Excellent Location just off Ormeau Road
- Two Bedrooms and Study Area
- Modern Fitted Kitchen / Dining Room
- Oil Fired Central Heating
- Enclosed Gardens to Front
- Available Immediately

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**Entrance Hall 12'11" x 4'11" (3.94m x 1.50m)**



Glazed composite front door with hardwood flooring. Access to hot press under stairs.

**Lounge / Potential Third Bedroom 9'4" x 9'5" (2.85m x 2.89m)**



Hardwood flooring.

**Fitted Kitchen open to Dining Area**

**Dining Area 10'0" x 9'5" (3.07m x 2.89m)**



Glazed upvc doors open onto enclosed rear yard. Hard wood flooring. Open to:



### Fitted Kitchen 17'2" x 5'2" (5.24m x 1.60m)



Fitted kitchen with a selection of upper and lower level units complete formica worktops, stainless steel sink with drainer, undercounter oven with ceramic hob.. Plumbed for washing machine. Part tiled walls and tiled flooring.

### First Floor



### Bedroom 1 9'8" x 8'11" (2.97m x 2.74m)



**Bedroom 2 9'8" x 8'11" (2.97m x 2.73m)**



Hardwood flooring

**Study / Dressing area 6'2" x 5'6" (1.88m x 1.70m)**



Open to landing.

**White Shower Suite 5'6" x 5'5" (1.69m x 1.66m)**



White shower suite comprising of corner shower cubicle with electric shower, pedestal wash hand basin and low flush w.c. Part tiled walls and tiled flooring.

### Property Front



Enclosed yard to the front covered in paving stones and bordered by red brick wall.

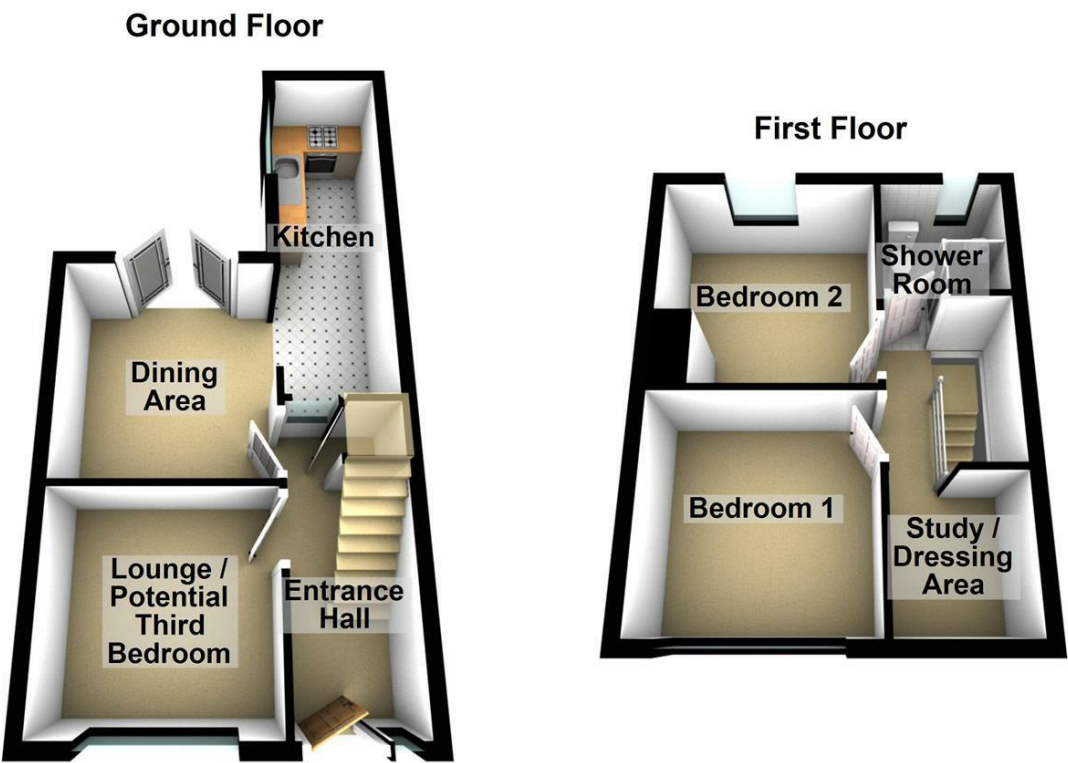
### Enclosed Rear Yard



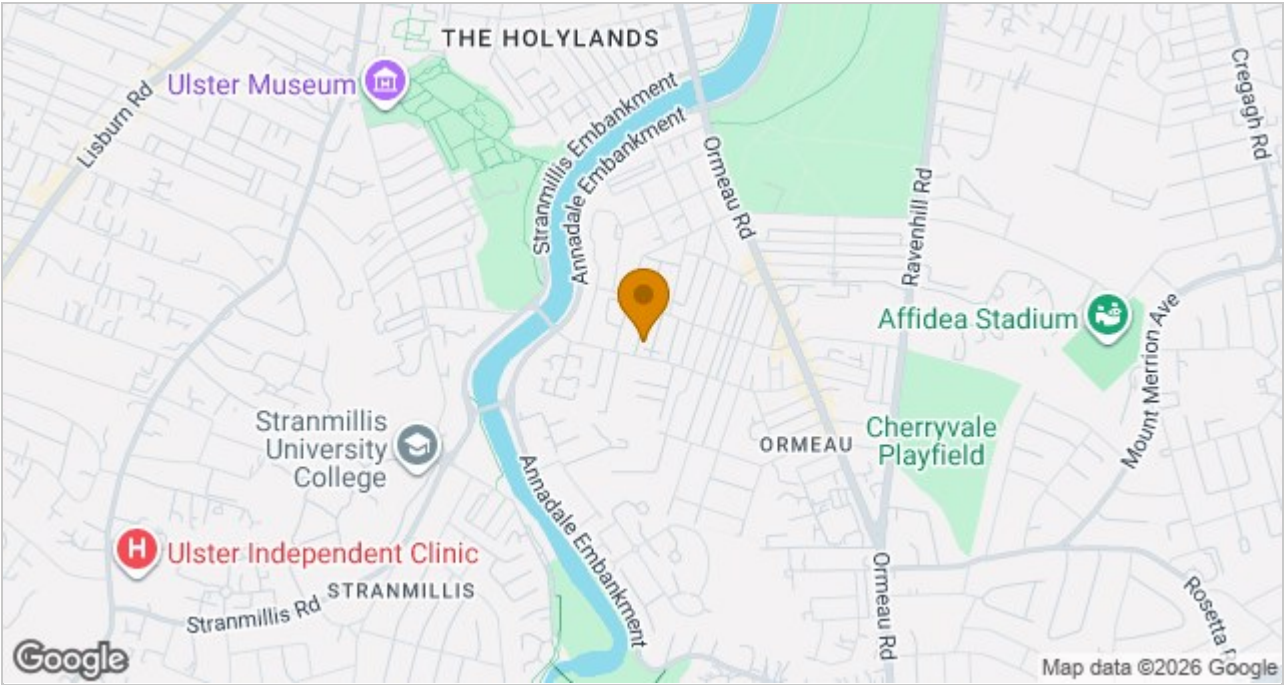
Enclosed yard to the rear bordered by tall brick wall and access to rear alley. Access to oil boiler and tank.



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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