



29 Rutland Street, Ormeau Road, Belfast, BT7 2FH

Asking Price £149,950

Situated off the lower Ormeau Road, Rutland Street is perfectly positioned within walking distance to Queens University and Belfast City Centre, directly or by the Lagan Tow path. Internally the property offers two good size bedrooms, a comfortable lounge that opens to the dining area, and it is finished with a modern fitted kitchen and deluxe white shower suite. In addition, the property has been updated with a gas heating system and the windows are double glazed. Outside there is an easily maintained area to front and enclosed rear yard. A superb home that has been maintained to the highest of standards throughout, it represents an excellent opportunity for both the first-time buyer and those hoping to invest in a property close to the City Centre.

- Well maintained mid terrace home
- Lounge open to the dining area
- Deluxe shower suite
- Double glazed windows
- High level of presentation throughout
- Two good size bedrooms
- Recently fitted kitchen
- Gas central heating
- Enclosed rear yard
- Within walking distance of so many of the Ormeau Road's amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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
Pvc double glazed front door leading to the entrance hall

Entrance hall



Decorative tiled floor.

Lounge / dining 23'7 x 9'4 (7.19m x 2.84m)



Bay window, Feature hole in the wall
fireplace, laminate flooring, open to the dining area.

Dining area



Laminate flooring. Open under stair storage.

Additional lounge / dining image



Kitchen 13'2 x 6'9 (4.01m x 2.06m)



Modern fitted kitchen with a range of two tone units, single drainer 1 1/4 bowl sink unit with mixer taps, work surfaces, part tiled walls, extractor canopy, 4 ring gas hob and

double oven, integrated dishwasher & fridge / freezer, recessed spotlights, laminate flooring.

Additional kitchen image



1st floor

Bedroom 1 12'7 x 10'6 (3.84m x 3.20m)



Bedroom 2 10'5 x 7'5 (3.18m x 2.26m)



Rear return



Landing area, utility space, plumbed for washing machine, dryer space, storage cupboard with gas boiler.

Shower room 7'7 x 7'3 (2.31m x 2.21m)



Deluxe shower suite comprising walk in shower cubicle with thermostatically controlled shower fittings, low flush w/c, wash hand basin with storage below, extractor fan, part tiled walls, wall mounted chrome radiator, recessed spotlights.

Additional shower room image



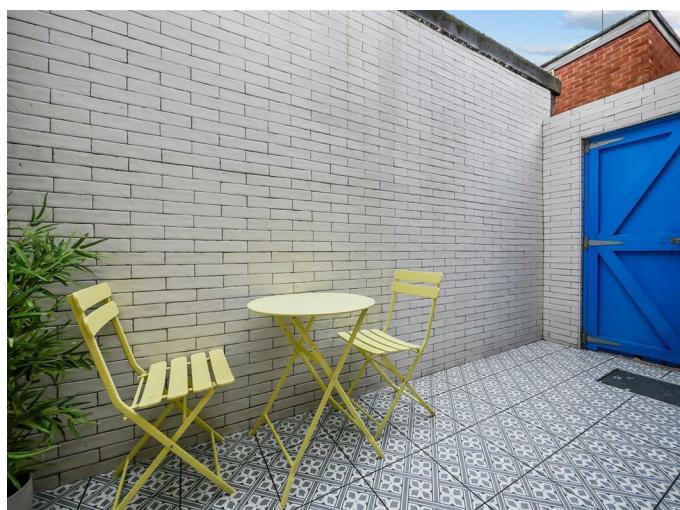
Outside

Front garden



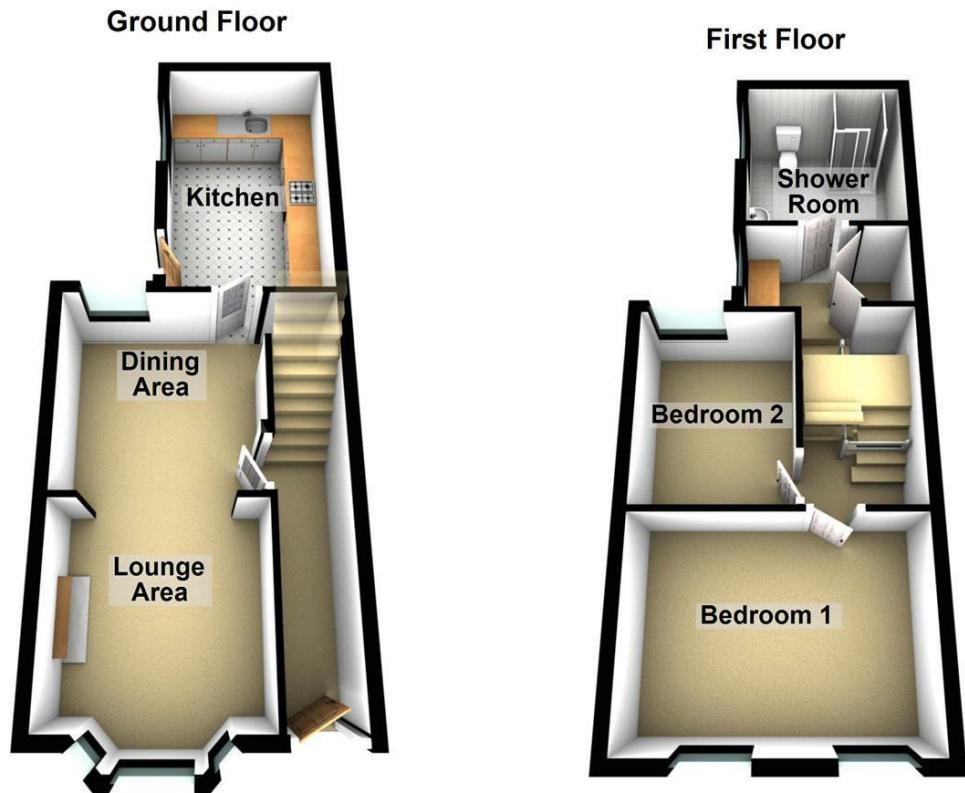
Low maintenance garden area to the front.

Rear yard

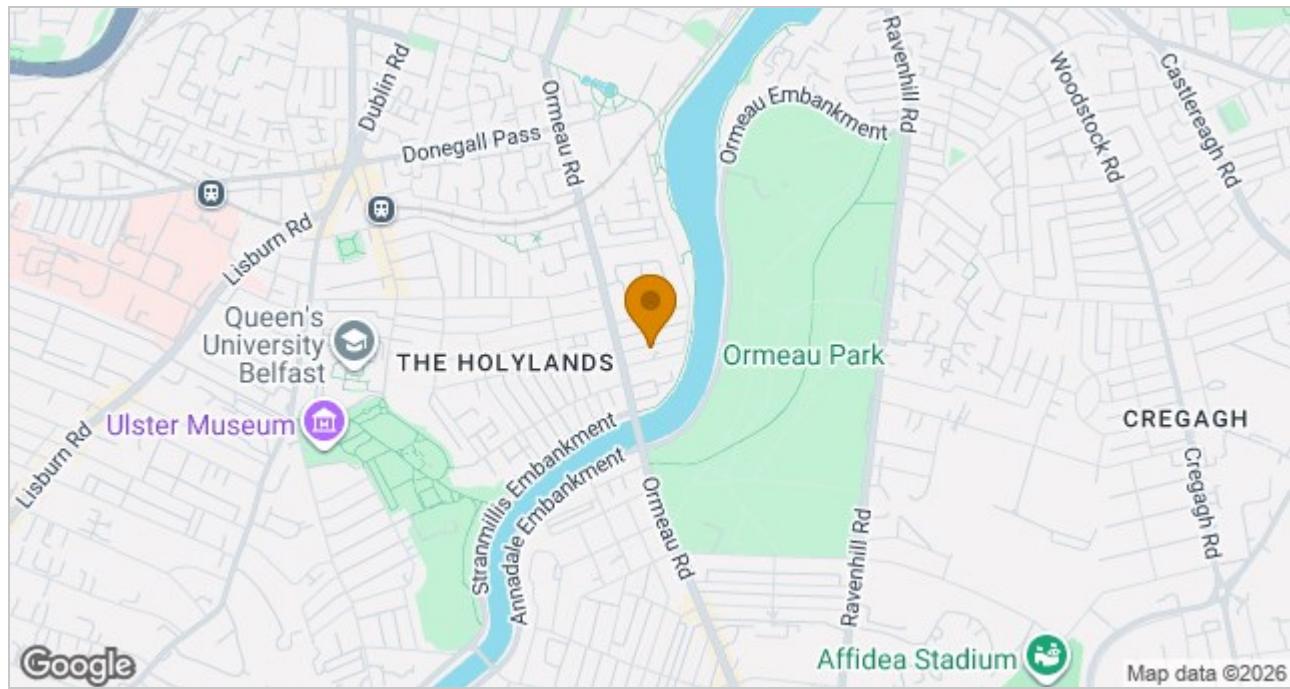


Enclosed rear yard with part tiled walls and floor.

Floor Plan



Area Map



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