



65 Haypark Avenue, Ormeau Road, Belfast, BT7 3FE

Asking Price £289,950

A superb mid terrace house, 65 Haypark Avenue is only a few minutes walk from the Ormeau Road with its array of cafés, restaurants and entertainment facilities as well as Cherryvale and Ormeau Parks. Local transport links make Belfast City Centre easily accessible and Queen's University and Stranmillis Village are in walking distance.

The property has a HMO Licence (for 5 people) and offers spacious, well proportioned accommodation comprising a lounge to the front with large bay window and feature cast iron fireplace, living room to the rear with cast iron fireplace and fitted kitchen with access to internal courtyard and shared alleyway to the rear.

On the first floor there are two double bedrooms, a white bathroom suite and a separate shower suite, whilst on the top floor there are two further double bedrooms.

The property benefits from a gas-fired central heating system and UPVC double glazing.
An excellent home in a great location.

- Mid Terrace Home
- Four Bedrooms
- Fitted Kitchen
- Separate Shower Suite
- Enclosed Yard / Access To Communal Alleyway
- H.M.O Licence (For 5 People)
- Two Reception Rooms
- White Bathroom Suite
- Gas Heating / Double Glazed
- 2 Minutes Walk To Ormeau Road

Energy Efficiency Rating		Current	Potential
(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			

EU Directive 2002/91/EC

The Accommodation Comprises

Wood panelled front door with fan light to entrance hall.

Lounge 15'9 x 11'2 (4.80m x 3.40m)



(into bay) Cast iron fireplace. Laminate flooring.

Dining Room 12'6 10'2 (3.81m 3.10m)



Cast iron fireplace. Tiled flooring.

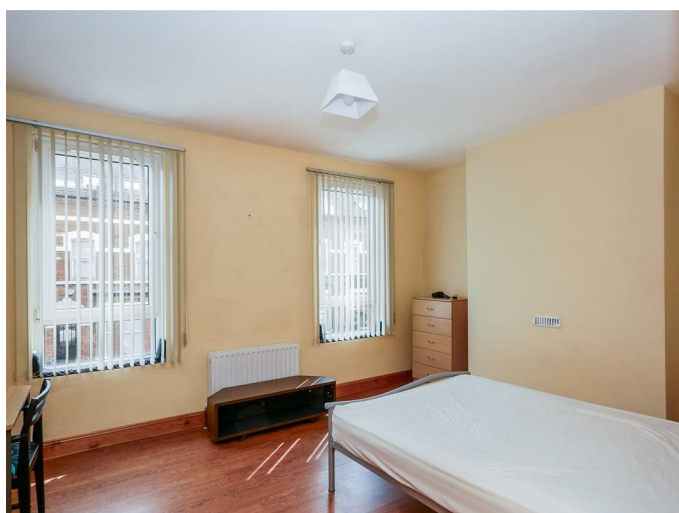
Shaker Style Fitted Kitchen 12'0 x 8'8 (3.66m x 2.64m)



Excellent range of high and level built-in units, formica work surfaces, built-in hob and under oven, over head extractor fan, integrated fridge freezer, plumbed for washing machine part tiled walls, tiled floor.

First Floor

Bedroom One 16'0 x 12'10 (4.88m x 3.91m)

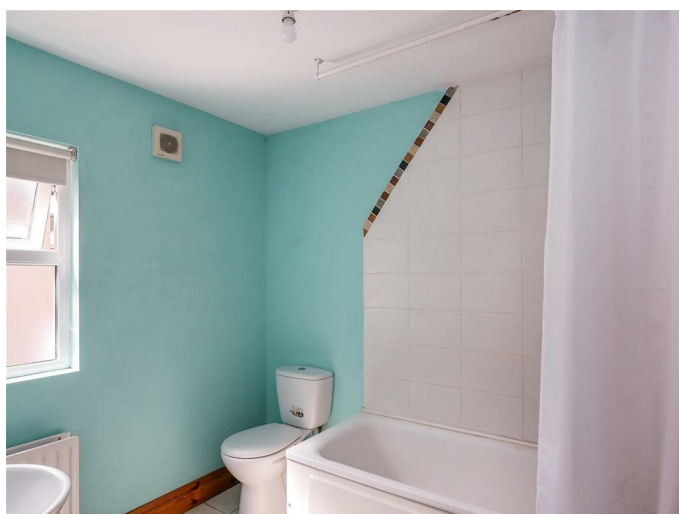


Laminate flooring.

Bedroom Two 10'6 x 9'8 (3.20m x 2.95m)

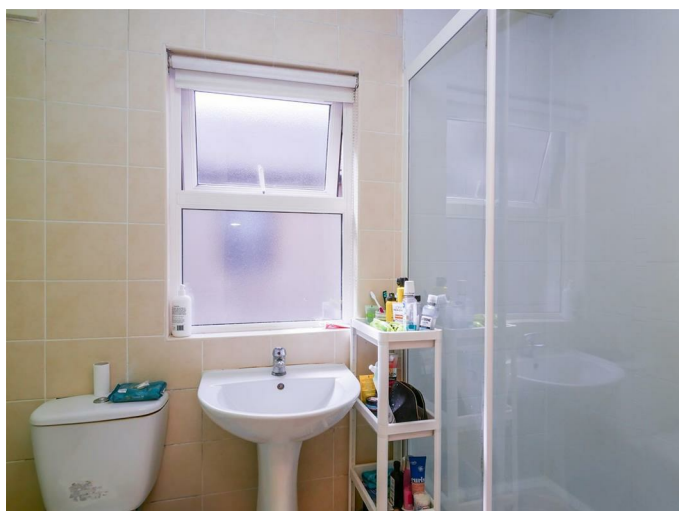


White Bathroom Suite



Comprising panelled bath with mixer taps and shower unit above, pedestal wash hand basin, low flush w/c, tiled floor.

Shower Suite



Comprising shower cubicle with Mira shower unit, pedestal wash hand basin, low flush w/c.

Second Floor

Bedroom Three 15'4 x 11'8 (4.67m x 3.56m)



Laminate Flooring.

Bedroom Four 10'5 x 9'4 (3.18m x 2.84m)



Laminate flooring.

Outside

Easily maintained area to front.

Outside Rear

Enclosed rear yard with access to enclosed storage area, housing gas boiler.

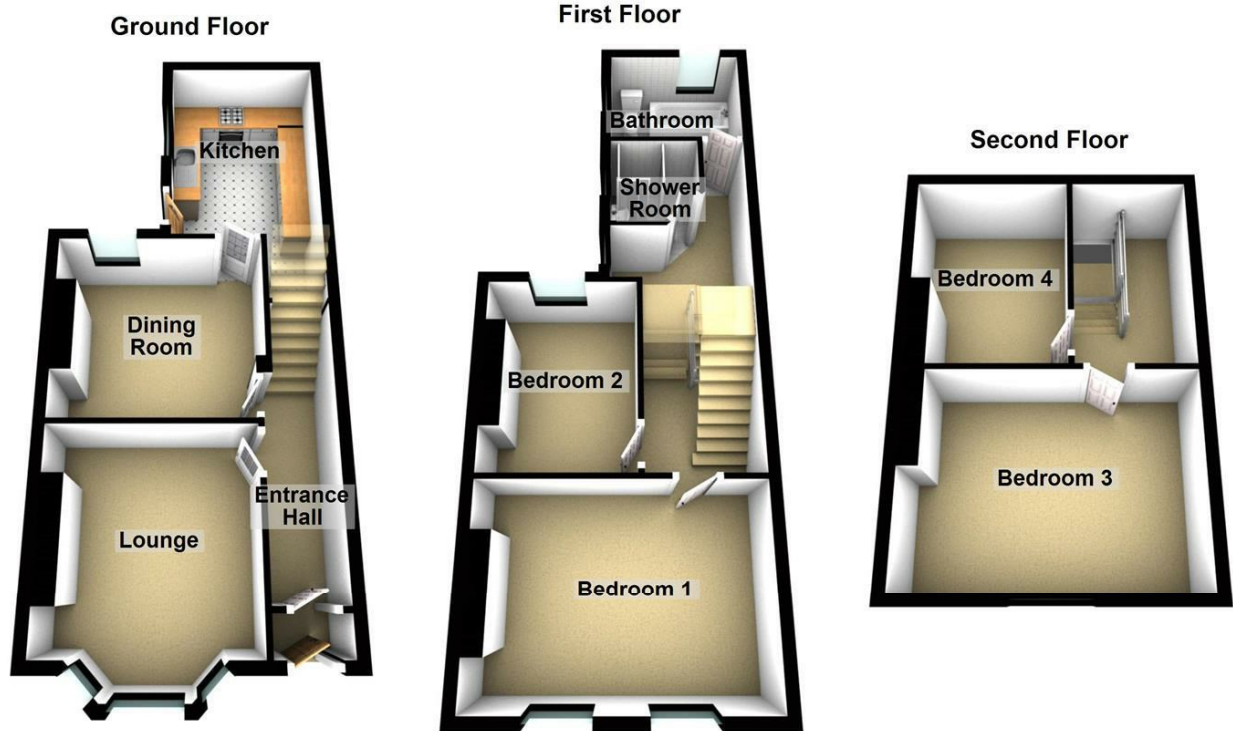
Communal Alleyway



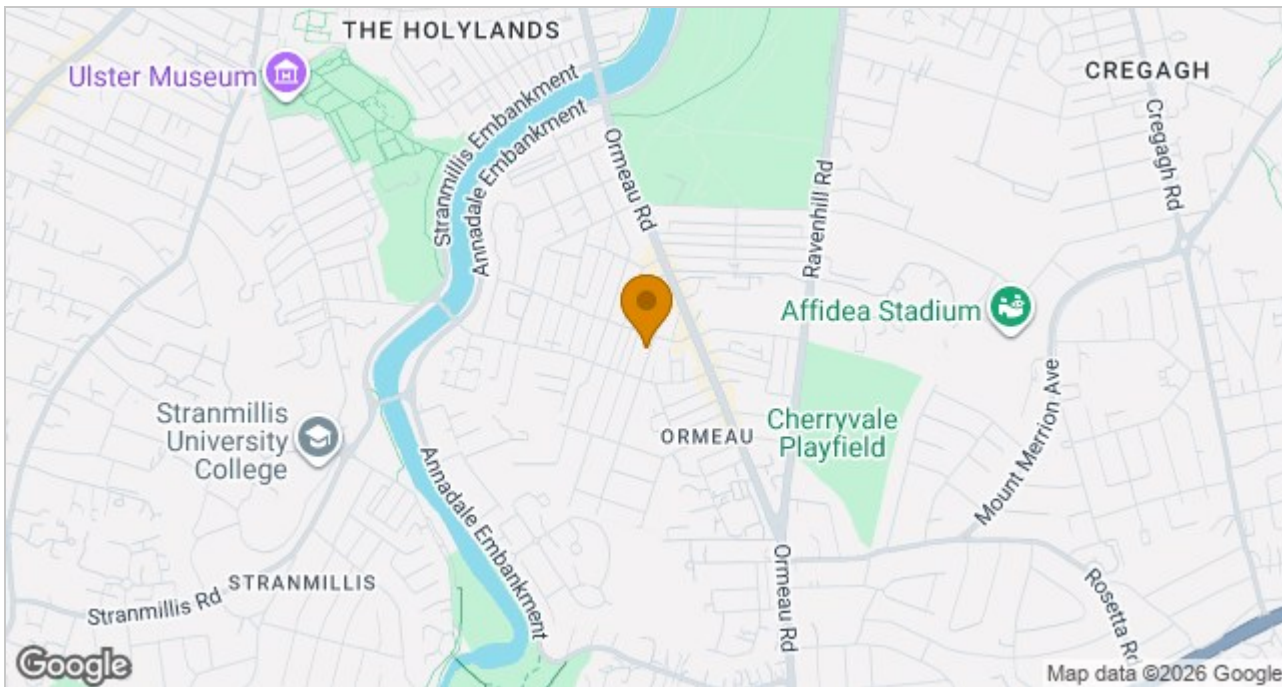
In recent times the neighbours that utilise the alleyway to the rear, have made it a more inviting sociable space.



Floor Plan



Area Map



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