



1 Hampton Strand, Annadale Embankment, Belfast, BT7 3BY

Asking Price £224,950

Situated on the corner of Sunnyside Street, off the Annadale Embankment/Ormeau Road, Hampton Strand is the perfect location to avail of all that the local area has to offer. The Ormeau Road has become one of the most vibrant and sought after locations in all of Belfast, with 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 beautifully presented semi-detached home, that offers fantastic accommodation comprising of three bedrooms, a bright and spacious lounge open to dining area, modern fitted kitchen and a larger than normal white bathroom suite with separate shower cubicle.

Externally this home enjoys a private driveway with off street parking, a small garden with laid lawn to the front, and a spacious enclosed garden with laid lawn and patio area to the rear. In addition to all of this, the property also benefits from oil fired central heating and upvc double glazed windows throughout.

A stunning property in an extremely popular location, we do not anticipate this one sitting around for long so make sure to arrange your viewing at your earliest opportunity!

- Well Maintained Semi-Detached Home
- Spacious Lounge open to Dining Area
- White Bathroom Suite with Separate Shower Cubicle
- Upvc Double Glazing
- Off Street Parking
- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- Oil Fired Central Heating
- Generously Sized Enclosed Rear Garden
- Perfect Location just off Ormeau Road / Annadale Embankment

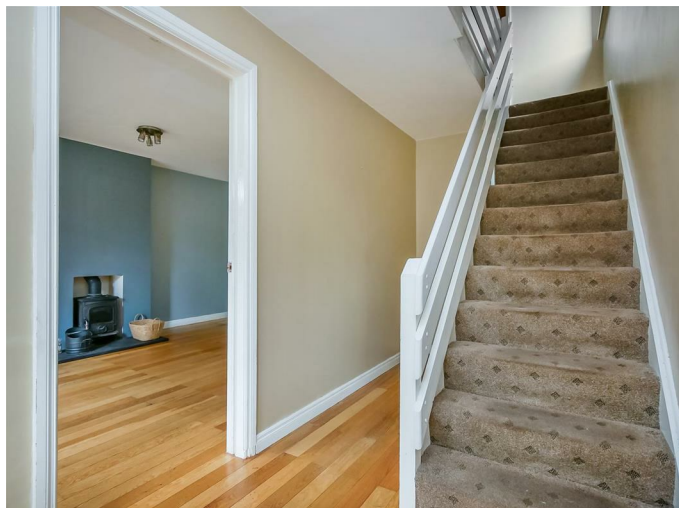
Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

Key: energy efficient - lower running costs

EU Directive 2002/91/EC

Current: 75
Potential: 56

Entrance Hall 14'4" x 5'10" (4.38m x 1.79m)



Glazed upvc front door opens onto spacious entrance hall with wooden flooring. Access to under stair storage.

Lounge / Dining Room 24'3" x 11'4" (7.40m x 3.47m)



(measurements at widest points) Spacious lounge open to dining area with fitted wood burning stove with stone hearth. Wooden Flooring.

Dining Area 8'3" x 9'6" (2.54m x 2.92m)



Glazed upvc patio doors open onto enclosed rear garden and patio area.

Modern Fitted Kitchen 9'5" x 8'10" (2.89m x 2.71m)



Modern fitted kitchen with a selection of upper and lower level shaker style units, complete with marble effect formica worktops, stainless steel sink with drainer, electric oven with 4 ring ceramic hob, stainless steel overhead extractor fan and integrated fridge freezer. Plumbed for washing machine. Part tiled walls and tiled flooring. Glazed upvc door opens onto enclosed rear garden.

First Floor



Access to partially floored roof space via slingsby ladder. Access to hot press.

Bedroom 1 12'2" x 9'9" (3.72m x 2.98m)



Spacious double bedroom with built-in slide robes.

Bedroom 2 9'4" x 7'11" (2.87m x 2.43m)



Bedroom 3 8'2" x 7'4" (2.50m x 2.26m)



White Bathroom Suite 9'2" x 5'8" (2.81m x 1.74m)



White bathroom suite comprising of free standing oval bath with stainless steel mixer tap, corner shower cubicle with electric shower, pedestal wash hand basin with stainless steel mixer tap, low flush w.c and heated chrome towel rail. Fully tiled walls and flooring. Recessed spotlights.

Property Front



Well maintained front garden with laid lawn and private driveway to the side offering off street parking for at least two cars.

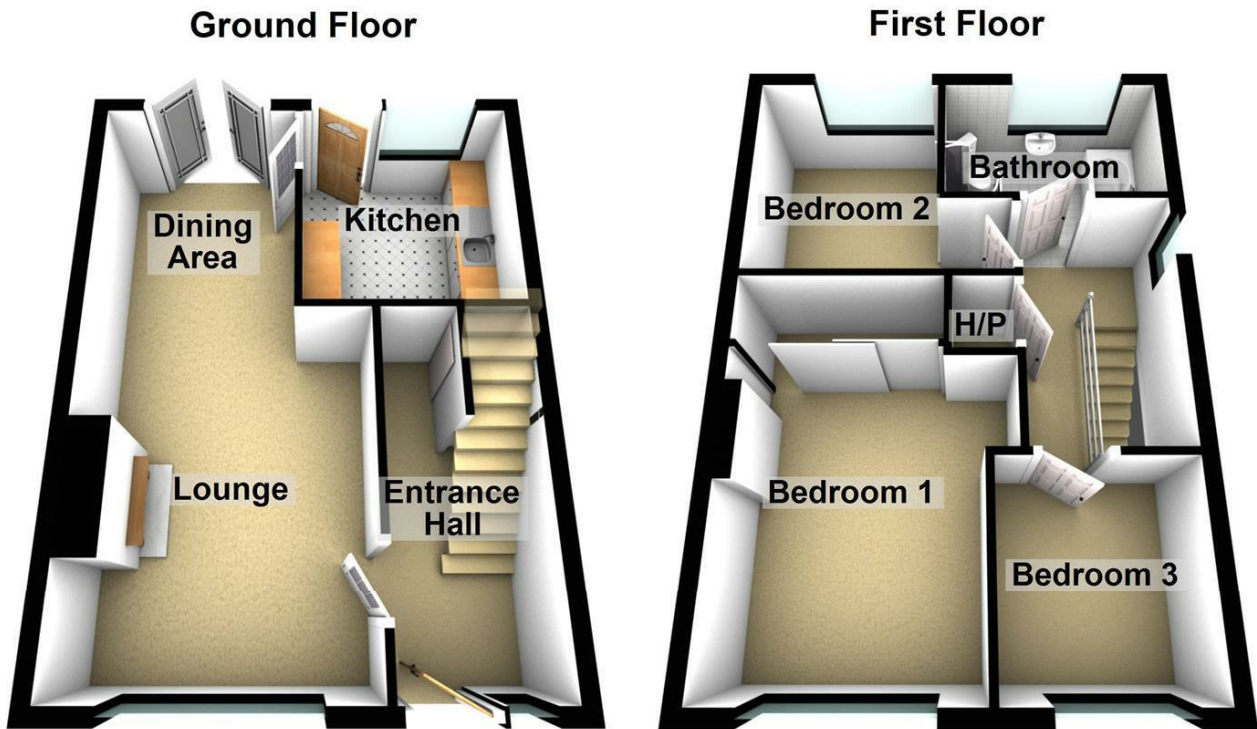
Enclosed Rear Garden



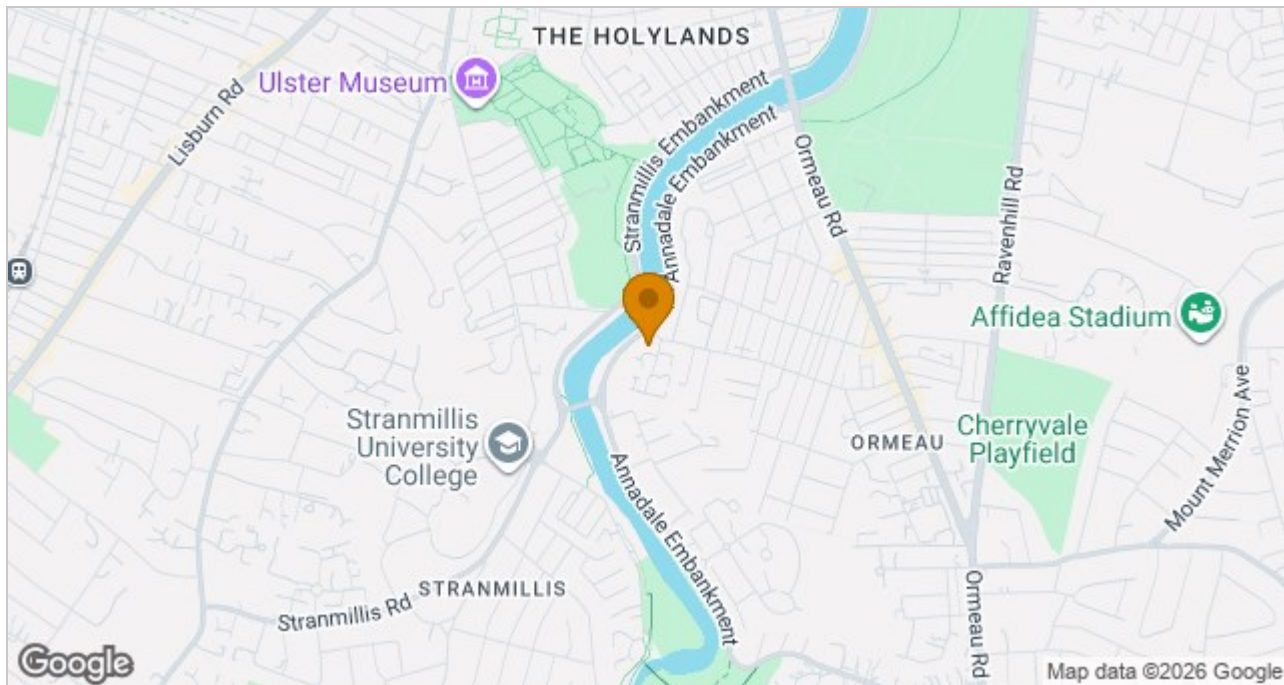
Spacious enclosed rear garden with patio area and laid lawn, bordered by timber fencing.



Floor Plan



Area Map



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