



## 43 Delhi Street, Ormeau Road, Belfast, BT7 3AL

**Asking Price £339,950**

We are delighted to bring to you this beautiful red brick end terrace home, which is perfectly positioned just off the ever popular Ormeau Road. In recent years, 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. An excellent selection of leading primary and post primary schools can also be found in the local area, catering for all your family needs. For the more active members of the family, Cherryvale playing fields, Ormeau Park, Queens PEC and the picturesque Annadale Embankment, all offer an array of sporting clubs, facilities and open green areas.

The property itself is a beautiful red brick, end terrace home, that within recent years has been thoughtfully extended and refurbished. Internally the property comprises of three double bedrooms, lounge that has the option to open onto a bright and spacious extended kitchen / dining room, and luxury bathroom and showers suites on the first floor. Externally you will find an enclosed garden with laid lawn to the front, and a generously sized courtyard to the rear which is perfect entertaining. In addition to all this, the property also benefits from gas fired central, upvc double glazing and access to additional outhouse storage.

With its generously proportioned accommodation, immaculate finish and perfect location, we don't anticipate this one sitting around for long, so make sure to arrange a viewing at your earliest convenience!

- Recently Refurbished & Extended, Red Brick End Terrace Home
- Spacious Lounge with Bay Window and 9ft Tall Ceilings
- Luxury White Bathroom and Shower Suites
- Front Garden with Laid Lawn bordered by Red Brick Wall
- Excellent Location within Walking Distance to Shops, Parks, Schools & Restaurants.
- Three Double Bedrooms
- Extended Modern Fitted Kitchen / Dining Room
- Gas Heating / Upvc Double Glazing
- Generous Enclosed Rear Courtyard with Additional Outhouse Storage
- Stunning Home in a Highly Sought After Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC





**Entrance Hall 13'9" x 3'3" (4.21m x 1.0m)**



**Hardwood front door with fan light opens onto entrance hall with 9ft tall ceilings and feature tiled flooring.**

**Lounge 10'4" x 10'1" (3.16m x 3.09m)**



Traditional Victorian style lounge with bay window, 9ft tall ceilings, reclaimed hardwood parquet flooring, cast iron fireplace with slate hearth, and built-in recessed shelving. Fitted wooden shutters with decorative trim. Hardwood French doors open onto extended kitchen / dining room.



**Extended Kitchen / Dining Room 21'1" x 14'1" (6.44m x 4.30m )**



**(Measurements at widest points) Modern fitted kitchen with a selection of upper and lower level white gloss units with quartz effect worktops, grey composite sink with drainer and stainless steel mixer taps, integrated electric oven with five ring gas hob, stainless steel overhead extractor fan and undercounter dishwasher. Part tiled walls and tiled flooring. Under-stair storage cupboard plumbed for washing machine. Floor to ceiling upvc windows and glazed upvc door looks upon, and opens onto enclosed rear garden.**





## Dining Area

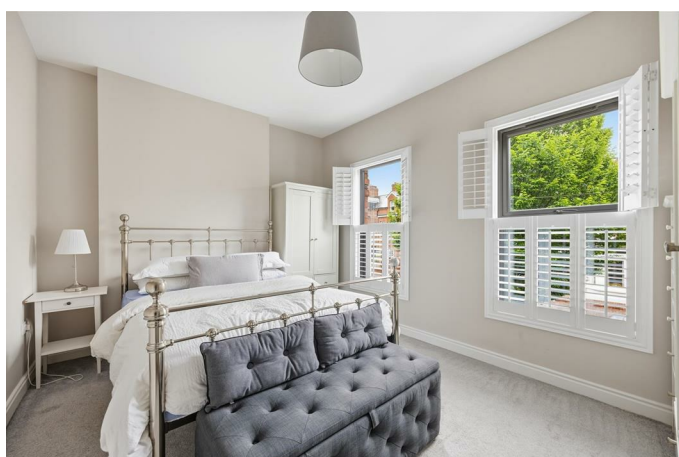


Dining area open to extended kitchen. Fitted wood burning stove with red brick inlay and slate hearth. Grey tile flooring and recessed spotlights.



## First Floor

### Bedroom 1 13'11" x 10'5" (4.26m x 3.18m)



Bright and spacious master bedroom with 9ft tall ceilings, dual windows with fitted wooden shutters and decorative trim and light grey carpet flooring.



**Luxury White Bathroom Suite 10'0" x 7'11" (3.05m x 2.42m)**



Luxury white bathroom suite comprising of free standing oval bath with stainless steel mixer taps, corner shower cubicle with grey tiled walls, wash hand basin with stainless steel mixer taps and vanity below, non-touch light up mirror and low flush w.c. Fitted wooden shutters with decorative trim, grey tiled flooring and recessed spotlights.



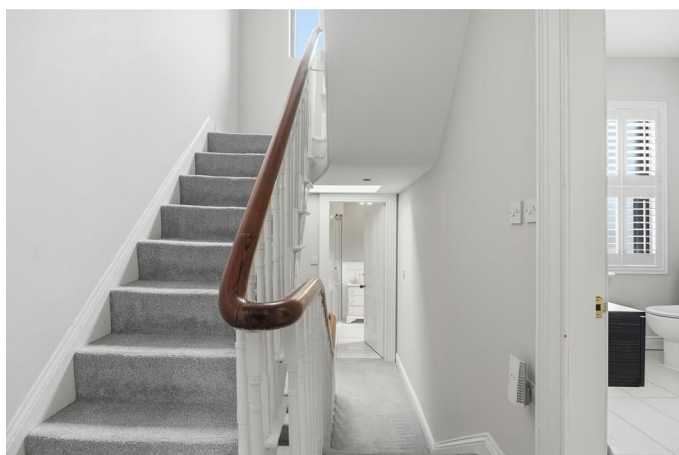
## Shower Room 8'5" x 6'8" (2.59m x 2.05m)



Luxury white shower suite comprising of corner shower cubicle with marble effect tiled walls, wash hand basin with stainless steel mixer taps and vanity below, low flush w.c, and heated chrome towel rail. Marble effect tiled flooring and wood panelled walls. Fitted wooden shutters with decorative trim. Built-in storage cupboard.



## Second Floor



**Bedroom 2 13'11" x 10'5" (4.26m x 3.19m)**



Spacious double bedroom with feature arched window and matching wooden shutters, decorative cast iron fireplace and light grey carpet flooring.



### Bedroom 3 10'0" x 8'0" (3.06m x 2.45m)

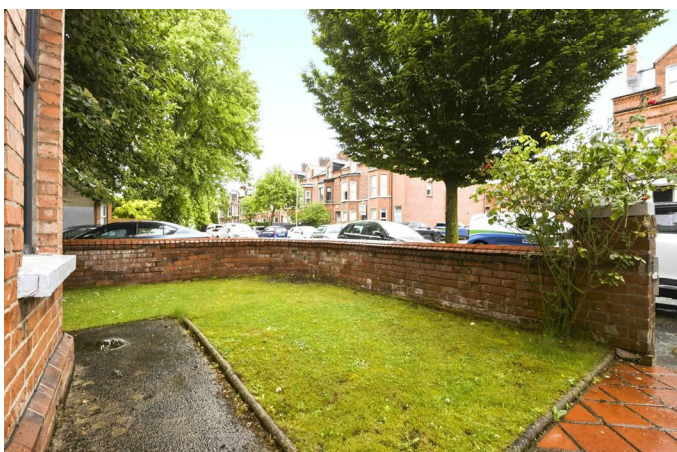


Double bedroom with decorative cast iron fireplace, Velux window and light grey carpet flooring

### Property Front



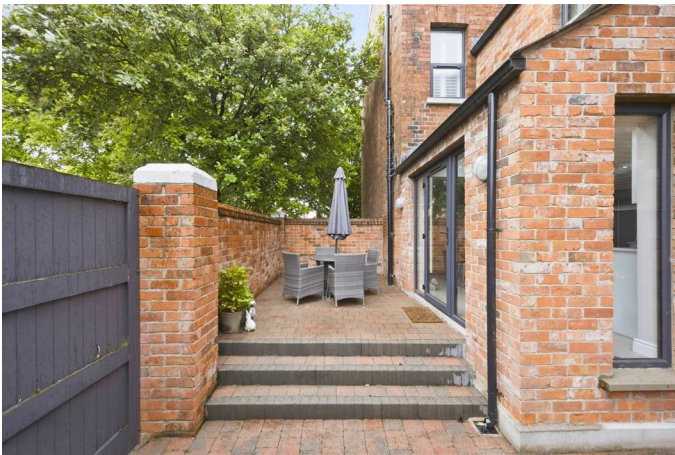
Enclosed garden to the front with red stone paving path and laid lawn, bordered by original red brick wall.



## Enclosed Rear Courtyard

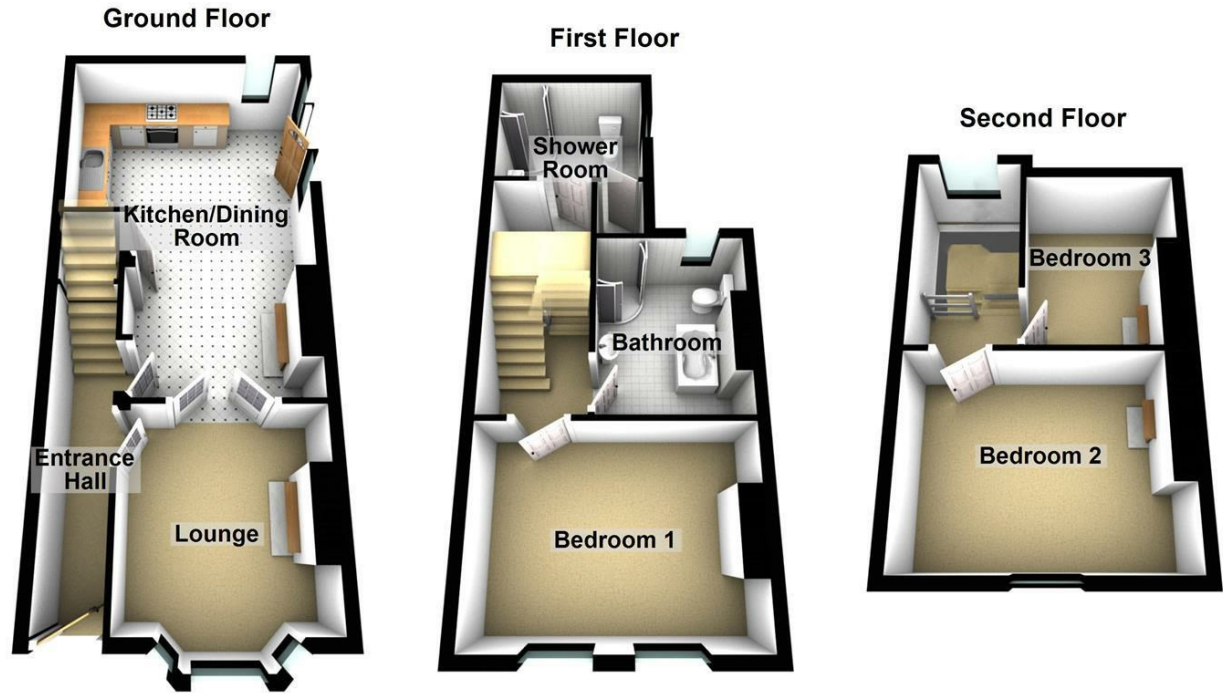


Enclosed rear courtyard bordered by tall red brick wall creates a beautiful and private area, which is perfect for a family BBQ or entertaining friends. Brick outhouse with power and lighting provides additional storage and access to gas boiler. Large wooden gates gives vehicular access.

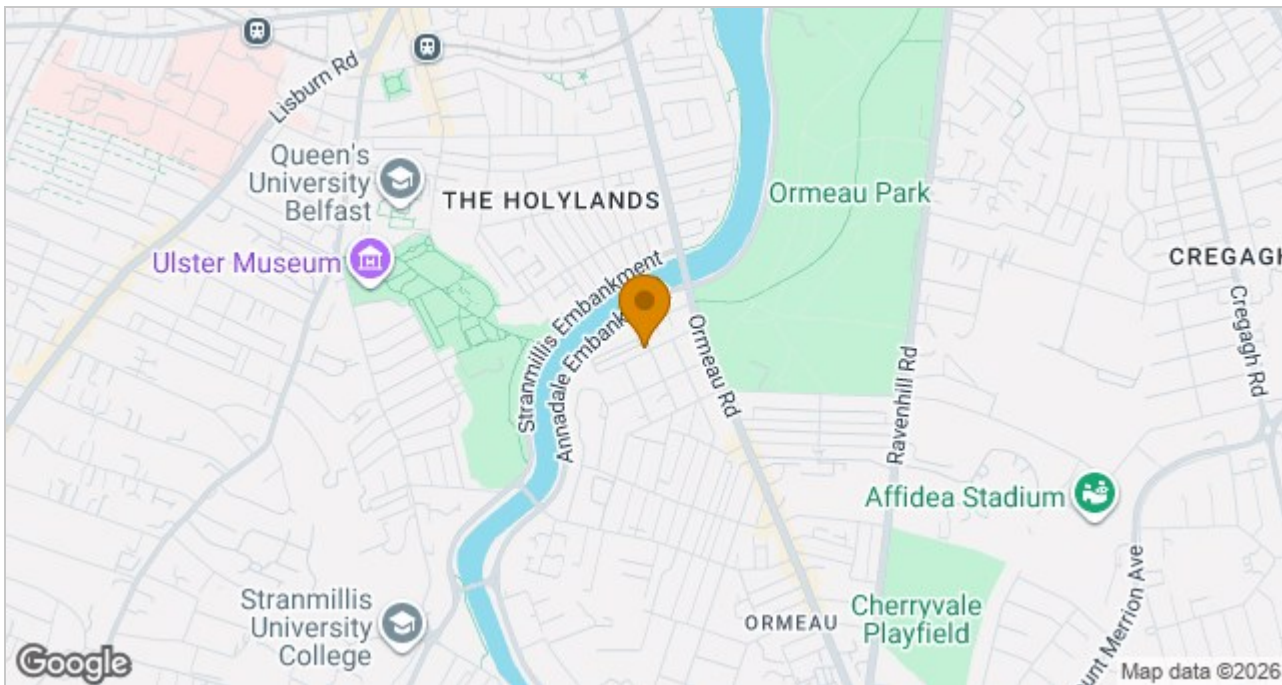




## Floor Plan



## Area Map



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