



6 Primrose Street

Ormeau

BT7 3FT

- EXCELLENT EXTENDED MID TERRACE PROPERTY
 - TWO BEDROOMS (ONE ENSUITE)
 - SPACIOUS OPEN PLAN LIVING / DINING / KITCHEN AREA
 - KITCHEN WITH FITTED UNITS AND INTEGRATED APPLIANCES
 - BATHROOM WITH MODERN SUITE
 - HIGH STANDARD OF DECOR THROUGHOUT
 - GAS FIRED CENTRAL HEATING
 - DOUBLE GLAZED WINDOWS
 - SOUGHT AFTER LOCATION JUST OFF THE BUSTLING ORMEAU ROAD
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PROPERTY COMPRISES

This excellent mid terrace property has been modernised and extended to provide superb accommodation, which will prove highly popular with prospective purchasers.

Ideally located on Primrose Street, just off Ormeau Road, there are excellent local schools nearby along with a vibrant restaurant and burgeoning cafe scene. Ormeau Park is a short stroll away along with the Lagan Tow path and Ravenhill Rugby Stadium. Belfast City Centre is an easy commute either by car, public transport or on foot.

The accommodation is exceptionally well presented throughout and this along with the higher ceiling heights mean all the rooms are bathed in natural light.

In brief the accommodation comprises of an open plan lounge/dining/kitchen at ground floor level. Access is provided to the enclosed rear yard area from the kitchen. On the first floor is the bathroom with white suite along with two bedrooms (one ensuite).

The internal accommodation would suit the requirements of any first time buyer, professional couple or investor. The configuration offers the flexibility for the owner to use the space to suit their own requirements.

Properties of this calibre are highly desirable and early viewing is recommended. Recent sales in the area have been very popular and we are certain that on internal inspection this property won't disappoint.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

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PROPERTY DETAILS AND DIMENSIONS

uPVC entrance door with glazed panel and glazed top light.

OPEN PLAN LIVING / KITCHEN / DINING AREA 34' 1" x 12' 4" (10.39m x 3.78m) (@ widest points) Built in storage and shelving, under stairs storage cupboard, stairs to first floor, recessed low voltage spotlights, engineered laminate flooring. **KITCHEN** with range of high and low level fitted units, single drainer stainless steel sink unit with mixer taps, integrated four ring electric hob and matching under oven, stainless steel and glass extractor fan, glazed splashback, marble effect work surfaces with matching upstand, integrated fridge, gas fired boiler, glazed door to enclosed rear yard.

FIRST FLOOR LANDING Access to roof space.

BEDROOM 10' 10" x 7' 1" (3.32m x 2.16m) Laminate wood strip flooring.

ENSUITE SHOWER ROOM Enclosed shower cubicle, wall mounted vanity wash hand basin, low flush WC, feature radiator, extractor fan.

BATHROOM Panelled bath and shower with hand shower, low flush WC, pedestal wash hand basin, tiled walls, tiled floor, recessed low voltage spotlights, extractor fan, feature stainless steel radiator.

BEDROOM 12' 4" x 10' 7" (3.78m x 3.25m) (@ widest points) Built in storage cupboard, laminate wood strip flooring.

OUTSIDE Enclosed rear yard.

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