



Sizes And Dimensions Are Approximate. Actual May Vary.



A good sized, mid terrace property in a popular location with convenient access to the city centre and also close to the increasingly popular area of the Ormeau Road with bars, cafes, restaurants and public transport.

The accommodation comprises; entrance porch, lounge open plan to dining room and modern fitted kitchen. On the first floor and second floor, there are three well proportioned bedrooms and large shower room.

Externally there is a paved forecourt and enclosed rear yard.

In addition the property benefits from uPVC framed double glazed windows and gas fired central heating.

We can highly recommend an internal inspection, ideal for an owner occupier or investor.

Offers Over  
£162,500

30 Rutland Street,  
BELFAST,  
BT7 2FJ

Viewing by  
appointment with  
& through agent  
028 9066 3030

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.





30 Rutland Street,  
BELFAST,  
BT7 2FJ

## Property Features

- Spacious Three Bedroom Mid Terrace in Ideal Ormeau Road Location
- Entrance Porch
- Good Sized Lounge Open Plan to Dining Room
- Modern Fitted Kitchen
- Three Well Proportioned Bedrooms
- Large Shower Room
- UPVC Double Glazed Windows / Gas Heating
- Enclosed Rear Yard and Paved Front Forecourt
- Excellent Location close to many amenities including Forestside Shopping Complex, local shops, schools and public transport and Into the City Centre

## Location:

Ormeau Road heading out of town Rutland Street is on the left hand side opposite Rugby Avenue.

## Property Comprises

Hardwood front door and glazing to...

### Entrance

ENTRANCE PORCH: Laminate wood effect floor.

LOUNGE OPEN PLAN TO DINING ROOM 22' 11" x 13' 0" (6.98m x 3.96m) At widest points. Wood floor.

MODERN FITTED KITCHEN 14' 4" x 6' 11" (4.37m x 2.11m) Range of high and low level unit, work surface, single drainer stainless steel sink unit, space for cooker, extractor fan over, space for fridge/freezer, plumbed for washing machine, door and glazing to rear.

### First Floor

RETURN Airing cupboard.

SHOWER ROOM: White suite comprising low flush WC, pedestal wash hand basin, upvc sheeted shower, upvc sheeted walls, upvc tongue and grove and ceiling, low voltage spotlights, extractor fan.

BEDROOM (1): 13' 11" x 10' 3" (4.24m x 3.12m) Built in robe.

BEDROOM (2): 10' 0" x 7' 9" (3.05m x 2.36m)

### Second Floor

LANDING:

BEDROOM (3): 13' 2" x 12' 1" (4.01m x 3.68m) Walk in eaves storage, gas boiler, Velux windows, built in cupboard.

### Outside

FRONT Front paved forecourt, gate to communal alley.

