

TEMPLETON
ROBINSON



16 St Judes Avenue,
BELFAST,
BT7 2GZ

Offers Over
£650,000

Viewing by
appointment with
& through agent
028 90 663030



An exceptional, beautifully presented, double fronted Victorian terrace home in a prime and extremely popular location just off the Ormeau Road. Within close proximity are a host of amenities including all the shops, restaurants and cafes which the Ormeau Road has to offer and only a few minutes from the Forestside shopping complex.

The property provides ample modern living whilst boasting stunning character and charm throughout. The accommodation comprises; bright drawing room, lounge with feature gas fire open plan to dining room, modern fitted kitchen with integrated appliances leading to everyday living/dining area, separate utility room and cloakroom/wc. On the first and

second floors there are six double bedrooms, principal with ensuite and dressing room and further bedroom with Jack and Jill ensuite. There is a contemporary family bathroom and separate shower room, hence offering excellent family accommodation.

In addition the property benefits from gas heating, uPVC sash double glazed windows, beautiful walled patio garden in the rear and an enclosed storage area,

This impressive property is sure to appeal to a large range of buyers due to the high finish and great location. Attention to detail and ability to move straight in, thus early viewing is encouraged.

- Beautifully Presented Double Fronted Victorian Terrace in Prime Residential Location
 - Finished to a High Standard & Offering Excellent Family Accommodation
- Three Reception Rooms, Drawing Room, Lounge with Feature Gas Fire Open Plan to Dining Room
 - Modern Fitted Kitchen with Integrated Appliances and Casual Living/Dining Area
 - Separate Utility Room & Downstairs WC
- Six Well Proportioned Bedrooms (Principal Ensuite & Dressing Room & Further Jack & Jill Ensuite)
 - Contemporary Family Bathroom
- Enclosed Rear Walled Garden with Patio Area and Covered Storage, Maintained Front Courtyard
 - Offering Stunning Character & Charm Throughout
 - Gas Heating & uPVC Sash Double Glazed Windows, Alarm System
- Walking Distance of the Ormeau Road & all the Amenities it has to Offer, A Short Drive from Forestside Shopping Centre
 - Only a Short Distance from Ormeau Park
 - Ideal Family Home Ready for any new Family to Move in



Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE PORCH: Ceramic tiled floor, hardwood door and glazing and glazing to . . .

ENTRANCE HALL: Ceiling rose, cornice ceiling, wood effect tiling, understairs storage.

DINING ROOM: 17' 0" x 12' 10" (5.18m x 3.91m) Feature cast iron fireplace with open fire, cornice ceiling, ceiling rose, picture rail, bay window.



LOUNGE OPEN PLAN TO CASUAL LIVING/DINING AREA: 24' 11" x 12' 11" (7.59m x 3.94m) (at widest points). Wood effect tiling, feature fireplace with gas plasma insert. Additional feature fireplace in dining room.





MODERN FITTED KITCHEN OPEN PLAN TO LIVING DINING AREA: 21' 7" x 15' 1" (6.58m x 4.6m) Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit, integrated dishwasher, integrated fridge freezer, integrated ceramic 5 ring hob, extractor fan, Indesit oven, splash back, ceramic tiled floor, low voltage spotlights.



Telephone 028 9066 3030
www.templetonrobinson.com



CLOAKROOM/WC: White suite comprising low flush wc, pedestal wash hand basin, ceramic tiled floor, extractor fan.

UTILITY ROOM: 10' 0" x 7' 2" (3.05m x 2.18m) Units, plumbed for washing machine, laminate work surfaces, stainless steel sink unit, cornice ceiling, picture rail, ceramic tiled floor.



First Floor Return

LANDING: Velux window, cornice ceiling, airing cupboard.



FAMILY BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle and drencher shower head, free standing bath, pedestal wash hand basin, feature tiling, tiled floor, low voltage spotlights, extractor fan, access to roofspace.



CLOAKS CUPBOARD:

BEDROOM (1): 15' 2" x 10' 0" (4.62m x 3.05m)



Telephone 028 9066 3030
www.templetonrobinson.com

First Floor

LANDING: Cornice ceiling.

PRINCIPAL BEDROOM: 12' 11" x 12' 6" (3.94m x 3.81m) Marble fireplace, cornice ceiling.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, feature vanity unit with wash hand basin, fully tiled shower cubicle with drying area and drencher shower, feature tiled floor, cornice ceiling, extractor fan.

DRESSING ROOM: Cornice ceiling.



BEDROOM (3): 11' 10" x 10' 0" (3.61m x 3.05m) Cornice ceiling, built-in robe.

JACK & JILL ENSUITE: White suite comprising low flush wc, vanity unit housing wash hand basin, fully tiled shower cubicle with drencher shower, tiled floor, extractor fan.



BEDROOM (4): 12' 11" x 10' 0" (3.94m x 3.05m) Feature sandstone fireplace with tiled hearth, cornice ceiling, built-in wardrobe.



Second Floor

LANDING: Velux window.

BEDROOM (5): 19' 11" x 11' 0" (6.07m x 3.35m) (at widest points). Storage into eaves.

BEDROOM (6): 19' 0" x 10' 8" (5.79m x 3.25m) (at widest points). Storage into eaves.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with drencher shower, low voltage spotlights, extractor fan, ceramic tiled floor, storage into eaves.

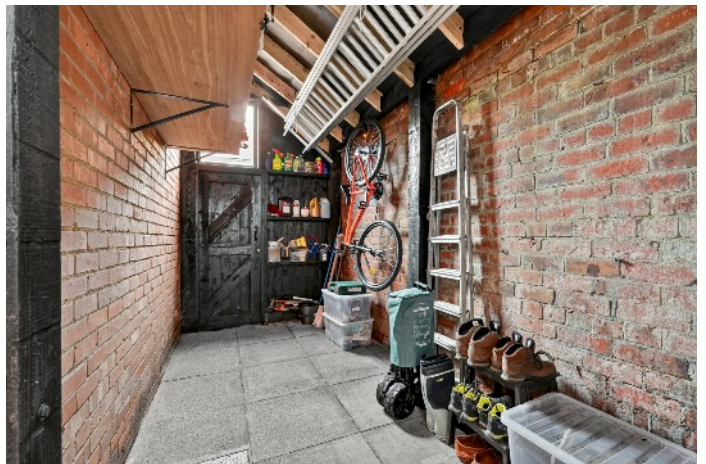


Telephone 028 9066 3030

www.templetonrobinson.com

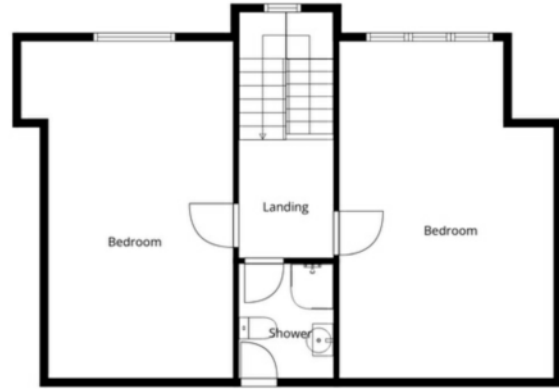
Outside

Front forecourt with paving and front hedging and wall. Walled, enclosed paved garden with enclosed storage area.





Floor 2



Floor 4



Floor 1



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

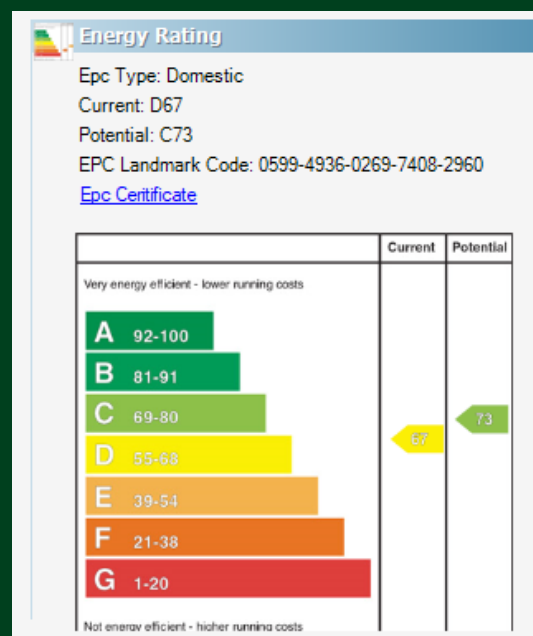
Ormeau Road heading out of town turn left at St Judes Church of Ireland into St Judes Avenue.

Telephone 028 9066 3030

www.templetonrobinson.com

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



MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.