



A charming, Victorian mid-townhouse ideally located within the hub of the Ormeau Road close to many local amenities and a short distance into the City Centre. This fine home retains an abundance of period features whilst also offering a modern-day aura with a number of upgrades in recent years to offer high quality accommodation throughout.

The property is bright, spacious and offers adaptable, well-proportioned accommodation. There is a beautiful entrance hall, large living room with feature bay window and cast iron fireplace, dining room with feature open fire. There is a modern fitted kitchen with gas fired AGA and double patio doors to a south facing paved terrace, ideal for entertaining.

Upstairs there are four well-proportioned bedrooms; One currently being used as a second reception, a modern bathroom suite with an additional shower room.

The property benefits from gas heating, double glazed windows, delightful front gardens with maintained lawn and bushes.

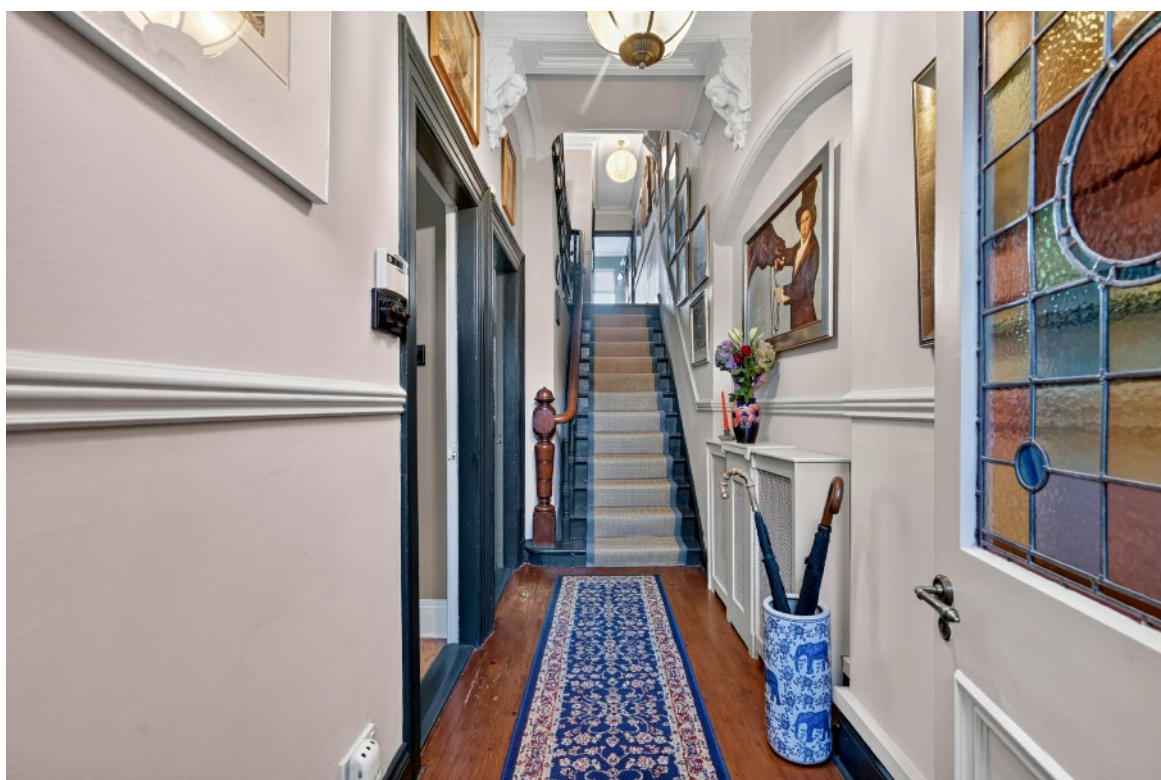
We expect demand to be high for this stunning period home.

Offers Over
£489,950

61 South Parade,
Belfast,
BT7 2GN

Viewing by
appointment
through agent
028 9066 3030

- Charming, Victorian Mid-Townhouse In Bohemian Ormeau Road Location, on Tree-Lined Street Walking Distance of Ormeau Park
- Spacious Entrance Hall
- Homely Home with Feature Fireplaces, Boasting Period Features and Character Throughout
- Modern Fitted Kitchen with Gas Fired AGA
- Four Well Proportioned Bedrooms; One Currently Being Used as a Second Reception
- Contemporary Bathroom Suite with Additional Shower Room
- Beautifully Presented Throughout with Stunning Decoration
- Gas Heating/ Double Glazing
- Enclosed South Facing Paved Terrace, Attractive Forecourt with Lawns
- Convenient Location Close to a Popular Range of Local Schools, Restaurants, Coffee Shops & Easy Access to City Centre



The Property Comprises:

Ground Floor

ENTRANCE PORCH: Hardwood front door to:

HALLWAY: Glazed panelled inner door, solid wood strip flooring, ceiling cornicing and ceiling rose.



LIVING ROOM: 15' 5" x 12' 2" (4.7m x 3.71m) (into bay) - Feature bay window, feature fireplace with cast iron surround, tiled hearth and open fire, solid wood strip flooring, ceiling cornicing, picture rail.



DINING ROOM: 13' 3" x 11' 9" (4.04m x 3.58m) Feature fireplace with cast iron surround and open fire, solid wood strip flooring, ceiling cornicing, ceiling rose, picture rail, undertstair storage cupboard.



Telephone 028 9066 3030
www.templetonrobinson.com

KITCHEN: 21' 3" x 8' 5" (6.48m x 2.57m) Range of high and low level units, built in oven with four ring gas hob, extractor, gas fired four oven AGA, ceramic Belfast sink with mixer tap, plumbed for washing machine and dishwasher, granite work surfaces, ceramic floor tiling and splashbacks, double patio doors onto enclosed rear yard.



First Floor Return

LANDING: Carpeted

BATHROOM: 9' 0" x 8' 8" (2.74m x 2.64m) High flush WC, wash hand basin, cast iron roll top bath with mixer tap, chrome towel rail, built in shelving, marble floor tiling with underfloor heating.



SHOWER ROOM: 8' 1" x 5' 9" (2.46m x 1.75m) High flush WC, wash hand basin, walk in shower cubicle with rainfall shower head, chrome towel rail, marble flooring with underfloor heating.



First Floor

PRINCIPAL BEDROOM/SECOND RECEPTION: 17' 3" x 11' 10" (5.26m x 3.61m) Currently being used as a second reception, feature fireplace with wood burning stove, solid wood strip flooring, ceiling cornicing, ceiling rose, picture rail.



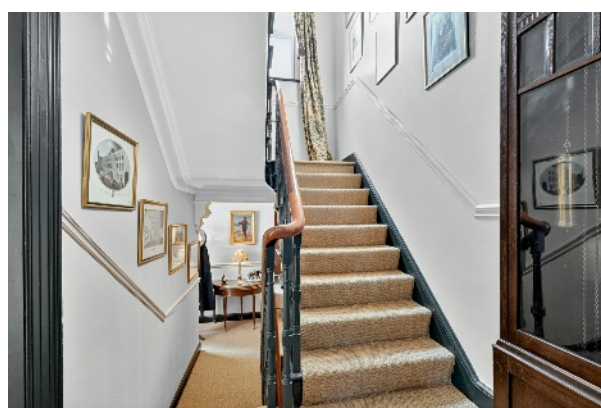
Telephone 028 9066 3030
www.templetonrobinson.com

BEDROOM (3): 11' 5" x 10' 0" (3.48m x 3.05m) Carpeted, feature fireplace, ceiling cornicing, ceiling rose, picture rail.



Second Floor

LANDING: Carpeted.



BEDROOM (2): 17' 3" x 11' 8" (5.26m x 3.56m) Carpeted, feature fireplace, slingsby ladder access to floored roofspace.



BEDROOM (4): 11' 6" x 9' 2" (3.51m x 2.79m) Carpeted, feature fireplace, built in shelving.

Outside

Enclosed rear yard with paved patio area. Beautifully maintained lawn to the front.



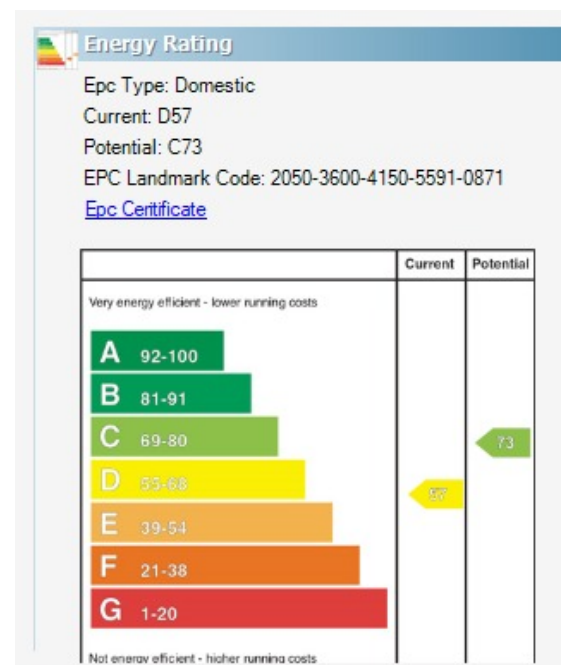
Sizes And Dimensions Are Approximate. Actual May Vary.

Telephone 028 9066 3030
www.templetonrobinson.com

Location:

Ormeau Road heading out of Belfast over Ormeau Bridge then take second on the left hand side after Park Road.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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.