



This attractive red brick semi-detached property occupies an excellent and extremely convenient location just off the Ormeau Road, close to a host of amenities including local schools, shops, cafes and public transport links to Belfast City Centre.

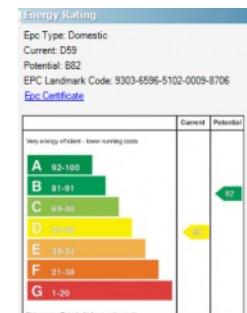
The property is beautifully presented throughout, offering spacious and well-balanced accommodation. Briefly comprising a bright living room with feature fireplace, modern fitted kitchen with dining area, two well-proportioned bedrooms and white bathroom suite.

Furthermore, the property benefits from gas heating, double glazing throughout including a good sized enclosed rear garden with utility cupboard, a much sought after feature in this area. All in all this excellent property has so much to offer and will no doubt appeal to a wide range of perspective purchasers including first time buyers, early viewing is essential so as not to lose out.

**Offers Over
£204,950**

33 Kimberley Drive,
BELFAST,
BT7 3EE

**Viewing by
appointment
through agent
028 9066 3030**



- Beautifully presented semi-detached home in a highly sought after and convenient location just off the Ormeau Road
- Bright living room with feature fireplace
- Modern fully fitted kitchen with dining area
- Two well-proportioned bedrooms
- Contemporary white bathroom suite
- Gas heating; Double glazing throughout
- Enclosed rear garden with decked patio area and utility cupboard
- Ideal for a range of buyers, Early viewing is highly recommended



The Property Comprises:

Ground Floor

HALLWAY: Hardwood front door.

LIVING ROOM: 14' 7" x 9' 11" (4.44m x 3.02m)

Feature fireplace with hardwood surround, tiled hearth and open fire, carpeted.

KITCHEN: 15' 2" x 10' 10" (4.62m x 3.3m) Range of high and low level units, built in oven, hob and extractor fan, stainless steel sink with mixer tap, laminate work surfaces, solid oak strip flooring, understair storage cupboard.



First Floor

LANDING: Carpeted.

BATHROOM: 5' 6" x 4' 8" (1.68m x 1.42m) Low flush WC, wash hand basin, bath with overhead shower, vinyl flooring, part tiled walls.

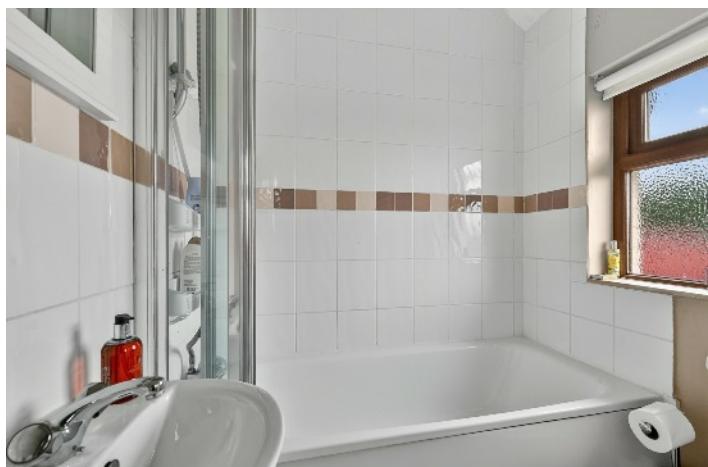
BEDROOM (1): 14' 7" x 9' 11" (4.44m x 3.02m) Carpeted.

BEDROOM (2): 10' 10" x 8' 9" (3.3m x 2.67m) Carpeted, access to loft.



Outside

Enclosed rear garden with decked patio area and lawn, utility cupboard plumbed for washing machine.

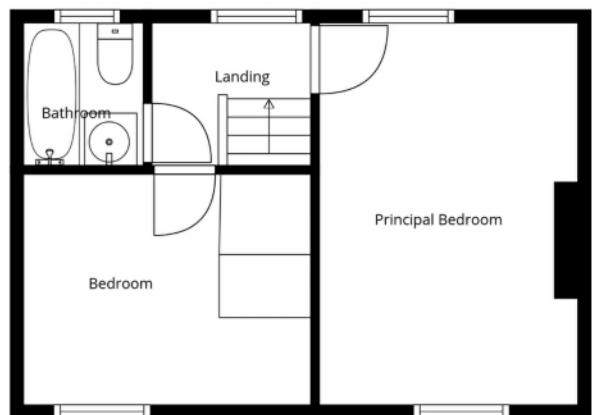


Location:

Sunnyside Street from Ormeau Road take 5th street on the left hand side.



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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

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