



48 South Parade,
BELFAST,
BT7 2GP

Offers Over
£549,950

Viewing by
appointment with
& through agent
028 90 663030





A charming, Victoria 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 period features whilst offering a modern-day aura throughout.

The property is bright, spacious and offers adaptable, well-proportioned accommodation. There is a tiled entrance hall, open plan lounge with feature cast iron fireplace and dining room with feature wood burning stove. There is a modern fitted kitchen with integrated appliances and casual dining area with bi-folding door to a private decked patio, ideal for entertaining. The

property has been extended to allow for a bright snug and convenient utility and storage room.

There are four double bedrooms, two modern bathroom suites with the additional benefit of a downstairs WC.

The property also benefits from gas heating, double glazed windows, delightful landscape front garden with pebbled beds and feature tiled path.

Offering high quality accommodation throughout, we expect demand to be high for this stunning period home.



- Charming, Victorian Townhouse In Bohemian Ormeau Road Location, on Tree-Lined Street
Walking Distance of Ormeau Park
 - Spacious Tiled Entrance Hall
- Homely Home with Cast Iron Fireplace Open Plan to Dining Room with Wood Burning Stove
- Beautiful Modern Fitted Kitchen with Range of Integrated Appliances with Casual Dining Area and Bi-folding Doors
 - Snug with Ski Light and Bi-Folding Doors
 - Downstairs WC and Utility Room
 - Four Well Proportioned Bedrooms
 - Two Modern Bathroom Suites
 - Stunning Level of Decoration Throughout
- Feeling of Warmth and Character Throughout with Many Period Features
 - Gas heating / Double Glazed Sash Windows
- Enclosed, Landscaped Front Forecourt and Delightful Decked Patio Area
- Convenient Location Close to a Popular Range of Local Schools, Restaurants, Coffee Shops & Easy Access to City Centre

Telephone 028 9066 3030

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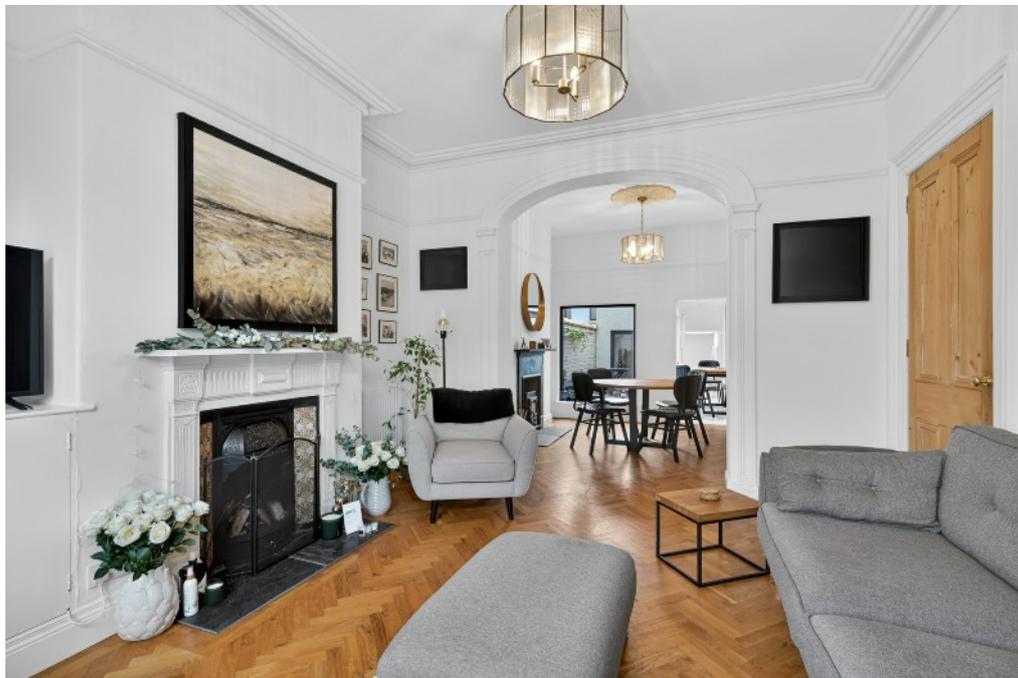
The Property Comprises:

Ground Floor

ENTRANCE PORCH: Hardwood front door, feature floor tiling.

HALLWAY: Feature floor tiling, ceiling cornicing.

LIVING ROOM: 15' 9" x 12' 10" (4.8m x 3.91m) Feature bay window, feature fireplace with cast iron surround and open fire, herringbone flooring, ceiling cornicing, ceiling rose, picture rail.



Open to:

DINING ROOM: 13' 6" x 10' 6" (4.11m x 3.2m) Feature fireplace with cast iron surround and wood burning stove, herringbone flooring, ceiling rose, understair storage cupboard.



MODERN KITCHEN: 13' 8" x 9' 9" (4.17m x 2.97m) Range of high and low level units, built in oven, ceramic hob and extractor, integrated fridge freezer and dishwasher, sink with copper effect mixer tap, granite work surfaces, tiled splash back, ceramic tiled flooring, bi-folding doors onto decked patio area.



DOWNSTAIRS W.C.: Low flush WC, vanity wash hand basin, LED mirror, feature wall and floor tiling, extractor fan, recessed lighting. Steps to:



LOUNGE/SNUG: 12' 1" x 9' 7" (3.68m x 2.92m) Herringbone flooring, sky light, bi-folding doors to paved BBQ area.



UTILITY ROOM: Range of high and low level units, plumbed for washing machine, laminate work surfaces, ceramic tiled flooring, tiled splash back.

STORAGE ROOM: Ceramic tiled flooring, access to rear.



First Floor Return

Carpeted.

BATHROOM: 9' 7" x 8' 3" (2.92m x 2.51m) WC, his and her pedstal wash hand basin, roll top free standing bath, walk in double shower cubicle, heated towel rail, recessed lighting, extractor fan, ceramic wall and floor tiling.

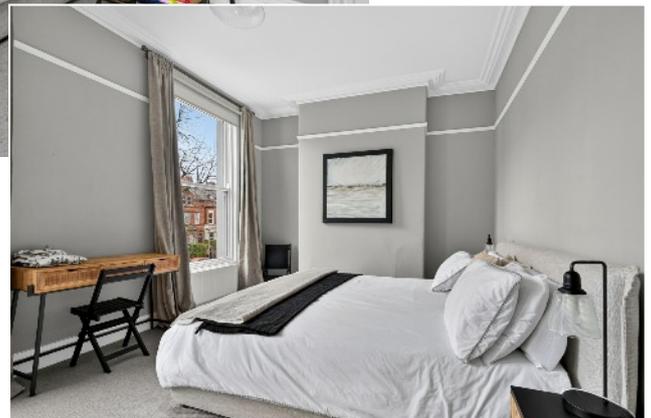


SHOWER ROOM: 9' 8" x 5' 9" (2.95m x 1.75m) WC, pedstal wash hand basin, walk in shower cubicle, feature wall and floor tiling, recessed lighting, extractor fan.



First Floor

BEDROOM (1): 17' 7" x 12' 1" (5.36m x 3.68m) Carpeted, ceiling cornicing, ceiling rose, picture rail.



BEDROOM (2): 12' 0" x 10' 9" (3.66m x 3.28m) Carpeted, picture rail.



Second Floor

LANDING: Carpeted.

BEDROOM (3): 16' 4" x 11' 3" (4.98m x 3.43m) Carpeted.



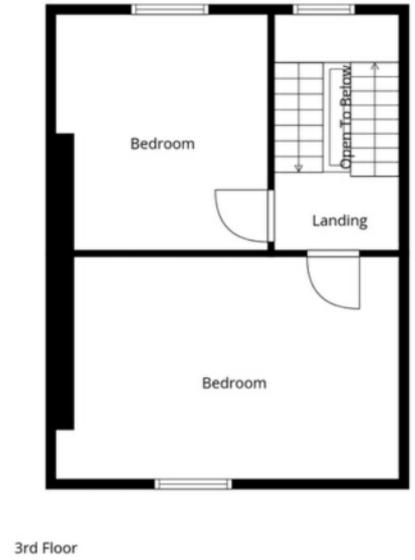
BEDROOM (4): 11' 6" x 11' 0" (3.51m x 3.35m) Carpeted.



Outside

Front enclosed courtyard with feature tiling. Rear decked patio area with steps to paved patio area.





Sizes And Dimensions Are Approximate. Actual May Vary.

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

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