



An excellent end townhouse situated in a prime residential location just off the lower end of Sunnyside Street in south Belfast and thus well positioned for those seeking a base close to the city centre, Stranmillis, Queens University and Belfast City Hospital. In addition the increasingly popular Ormeau Road has become one of the most sought after locations in Belfast.

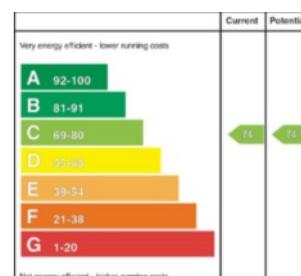
The property comprises on the ground floor, spacious living room and fully fitted kitchen. Upstairs are three generous bedrooms and a bathroom with white suite. In addition the property benefits from gas fired central heating, off street parking and a delightful south facing mature rear garden with patio area.

An outstanding location for the city bound commuter and those seeking to take advantage of many amenities to hand.

**Offers Over
£225,000**

18 Hampton Grove,
BELFAST,
BT7 3DG

Viewing by
appointment
through agent
028 9066 3030



- Well maintained end townhouse in very convenient & desirable location
- Bright, spacious living room open to dining area with fireplace
- Fully fitted kitchen
- 3 generous bedrooms
- First floor Shower Room with white suite
- uPVC double glazed / Gas fired central heating
- Driveway parking to front & delightful south facing rear garden
- Within walking distance of many interesting shops, delis, bars, restaurants & sports facilities in Stranmillis & Ormeau Road



The Property Comprises:

Ground Floor

uPVC double glazed front door and side light to . . .



RECEPTION HALL: Ceramic tiled floor, cloaks area, storage downstairs.

LIVING ROOM: 24' 6" x 11' 3" (7.47m x 3.43m) Raised fireplace with fire, tiled hearth, dual aspect windows.



KITCHEN: 9' 4" x 8' 4" (2.84m x 2.54m) Range of low level units, laminate work surfaces, stainless steel four ring hob with built-in Zanussi oven, plumbed for washing machine, sink unit with chrome mixer tap, fully tiled walls, uPVC door to rear garden.



First Floor

LANDING: Access to roofspace, hotpress with built-in Worcester gas fired boiler and shelving.

BEDROOM (1): 14' 3" x 10' 10" (4.34m x 3.3m)
(at widest points).

BEDROOM (2): 10' 10" x 9' 5" (3.3m x 2.87m)
Outlook to rear garden.

BEDROOM (3): 8' 6" x 7' 6" (2.59m x 2.29m)

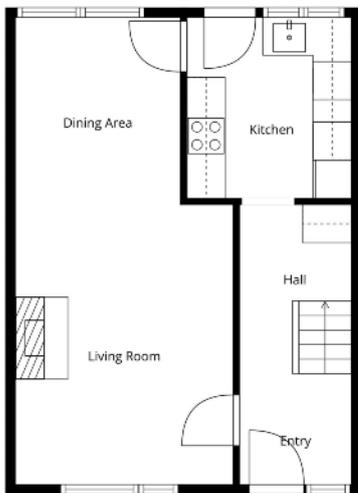
SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, built-in shower cubicle with Mira Sport electric shower unit, ceramic tiled splashback, tongue and groove ceiling, low voltage spotlights, heated towel rail, access to roofspace via Slingsby ladder, (not floored but with light).



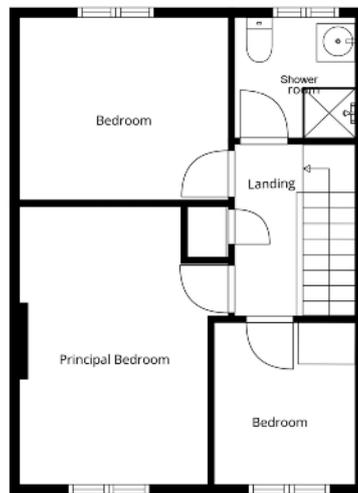
Telephone 028 9066 3030
www.templetonrobinson.com

Location:

Leaving the city centre on the Ormeau Road turn right immediately after The Errigle Inn into Sunnyside Street, Hampton Grove is just before the end of Sunnyside Street on the left hand side. Alternatively coming over the bridge at Stranmillis Embankment/Lyric Theatre continue straight through onto



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate Actual May Vary.



Outside

Off street parking for two cars, front garden laid in loose stone with mature plants. Enclosed private south facing rear garden laid in extensive paved patio area, ideal for barbecuing and outdoor entertaining, mature trees, garden shed, outside tap.

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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