

TEMPLETON
ROBINSON



23 Ardmore Avenue,
Belfast,
BT7 3HD

Offers Over
£335,000

Viewing by
appointment with
& through agent
028 90 663030



We are delighted to offer for sale this superb three storey terrace. The property is in good decorative order throughout and is well presented by the current owners, whilst still restoring many original features offering character and charm.

The ground floor comprises; two separate reception rooms and a modern fitted kitchen. There are four well proportioned bedrooms, a study which has plumbing for another bathroom and a main bathroom with a separate wc. The property benefits

from gas heating.

There is some updating needed as the property retains single glazing.

Externally there is an enclosed rear yard with garden store and utility cupboard. The property is located in close proximity to the busy Ormeau Road, local schools and easy commuting distance into and out of Belfast. View early to avoid disappointment.



- Spacious Three Storey Mid Terrace with Many Fine Features
- Entrance Porch and Hall
- Lounge with Wood Floor, Bay Window and Brick Fireplace
- Dining Room with Wood Floor
- Modern Fitted Kitchen
- Four Well Proportioned Bedrooms and Fifth Bedroom/Study (With Plumbing for Additional Bathroom)
- Main Bathroom and Separate wc
- Gas Heating
- Recent Re-Wiring
- Single Glazed Sash Windows in Need of Moderisation
- Walking Distance of the thriving Ormeau Road has to offer in way of shops, restaurants/pubs and public transport

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The Property Comprises:

Hardwood front door to...

Ground Floor

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

ENTRANCE HALL: Solid floor, cornice ceiling.



LOUNGE: 15' 1" x 12' 1" (4.59m x 3.69m) At widest points.

Brick fireplace (stove being removed), solid wood floors, cornice ceiling, picture rail, bay window.



DINING ROOM: 12' 8" x 10' 11" (3.87m x 3.32m) Wood floor, hole in wall fireplace.



MODERN FITTED KITCHEN: 11' 7" x 8' 10" (3.53m x 2.69m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for range cooker, stainless steel extractor fan with splash back, space for fridge and freezer, wood floor.



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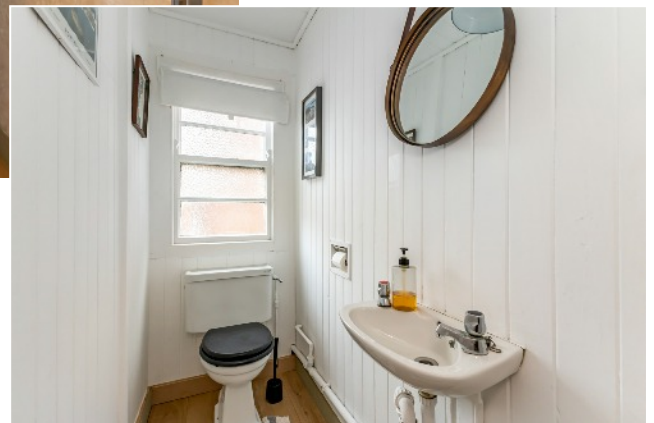
First Floor Return

LANDING: Stained glass window.



CLOAKROOM/WC: Low flush WC, wash hand basin, tongue and groove walls and ceiling, wood floor.

BATHROOM: White suite comprising pedestal wash hand basin, low flush WC, panelled bath with electric shower, sheeted walls, heated towel rail, gas boiler, tongue and groove ceiling.



First Floor

LANDING:



BEDROOM (1): 16' 4" x 14' 8" (4.98m x 4.47m) Wood floor, marble fireplace with cast iron inset, bay window, cornice ceiling, picture rail.



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BEDROOM (2): 10' 11" x 10' 3" (3.33m x 3.13m) Cast iron fireplace with tiled inset, cornice ceiling, picture rail.

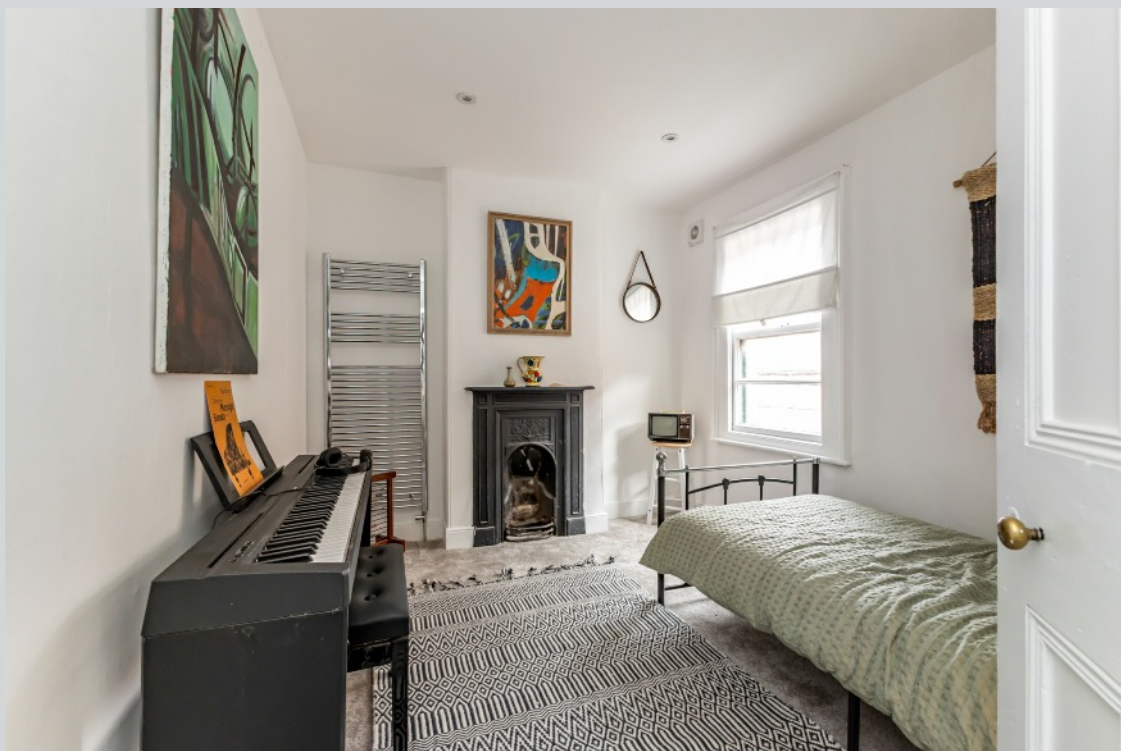


Second Floor Return

LANDING: Built in seating.



STUDY/BEDROOM 5: Cast iron fireplace, heated towel rail, low voltage spotlights, extractor fan, (plumbed for another bathroom)



Second Floor

LANDING:



BEDROOM (3): 11' 3" x 8' 10" (3.42m x 2.7m) Cast iron fireplace.



BEDROOM (4): 11' 1" x 8' 8" (3.37m x 2.63m) Painted cast iron fireplace, Velux window, built in shelving.



Outside

REAR: Gated alleyway to rear. Enclosed rear patio garden/yard. Garden store with shelving and utility shed with power, light and plumbed for washing machine, space for tumble dryer.



Location:

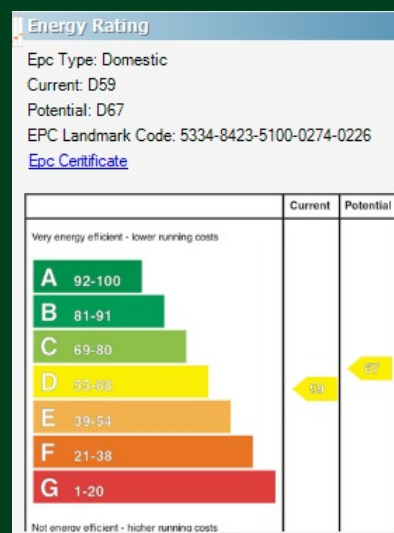
2nd last right turning before roundabout at to of Ormeau Road.

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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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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.

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