

1st Floor

2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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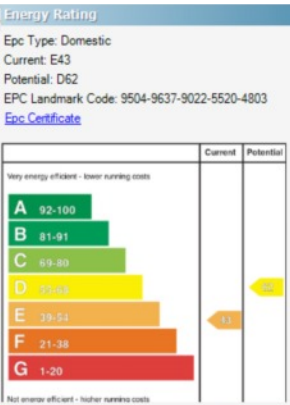
This mid-terrace property is located on Walmer Street, just off the popular Ormeau Road, and is within walking distance of a wide range of local amenities including cafés, bars, shops, restaurants, and excellent public transport links. The area also offers easy access to Belfast city centre and the wider motorway network.

The property is bright and spacious throughout, featuring an open-plan living and dining area that leads through to a galley-style kitchen. Upstairs, the accommodation comprises two double bedrooms and an accommodating family bathroom. The property also benefits from gas heating and double-glazed windows throughout. An ideal opportunity for both owner-occupiers and investors seeking a conveniently located home just off the Ormeau Road. Early viewing is highly recommended.

Offers Over  
£165,000

105 Walmer Street,  
Ormeau Road,  
Belfast,  
BT7 3ED

Viewing by  
appointment with  
& through agent  
028 9066 3030





105 Walmer Street,  
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Belfast, BT7 3ED

## Property Features

- Mid Terrace Property in a Popular Location off the Ormeau Road
- Well Proportioned Living/Dining Area
- Galley Style Kitchen with space for appliances
- Two Excellent sized Double Bedrooms
- Enclosed Yard to Rear
- Double Glazed Windows
- Gas Fired Central Heating with Valliant Boiler

## Location:

Heading down Sunnyside Street from Ormeau Road Walmer Street is on right hand side.

## Property Comprises

### Ground Floor

Composite PVC front door, glazed top light to . . .

RECEPTION HALL: Block, herringbone, solid wood and floor.

LIVING/DINING ROOM: Laminate wooden floor, hole and walled fireplace, dual aspect, windows, low voltage, spotlight, storage under stairs.

KITCHEN: Range of high and low level units, laminate work services, plumbed for washing machine, stainless steele, single during sink and half sink unit, mixer taps, Extractor fan part- tiled walls, PVC double glazed access door to rear yard.

### First Floor Return

Built in storage cupboard.

BATHROOM: White suite comprising, low flush WC panelled bath, shower screen, built in Triton electric shower unit with tiled splashback, pedestal wash hand basin, concealed built in valiant gas fired boiler.

### First Floor

LANDING: Laminate wooden floor, access to roof space.

BEDROOM (1): Laminate wooden floor.

BEDROOM (2): Laminate wooden floor, built in cupboard.

### Outside

Enclosed rear yard.

