



A beautifully presented and well cared for mid terrace property in a popular location with convenient access to the city centre and also close to the increasingly popular area of the Ormeau Road with bars, cafes, restaurants and public transport.

The accommodation comprises; bright entrance hall, lounge open plan to dining room and modern fitted kitchen along with additional utility cupboard. On the first floor there are two well proportioned bedrooms, dressing room and bathroom.

Externally there is a rear enclosed yard which attracts the afternoon sun.

In addition, the property benefits from uPVC framed double glazed windows and gas fired central heating.

We can highly recommend an internal inspection, ideal for an owner occupier or investor.

Please note: this property is owned by a member of Templeton Robinson staff.

Offers Over  
£155,000

68 Fernwood Street,  
Belfast,  
BT7 3BQ

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Mid-terrace property in popular residential location
- Modern and well-presented throughout
- Walking distance to all Ormeau amenities
- Bright entrance hall
- Living room with bay window, open to dining area
- Modern kitchen with appliances
- Utility cupboard
- Two double bedrooms, additional dressing room/study
- Bathroom on first floor
- Enclosed rear yard with sunny aspect
- GFCH / double glazing throughout
- Conveniently located within easy access to public transport links to Belfast City Centre including local amenities on the Ormeau and Stranmillis Road



The Property Comprises:

### Ground Floor

Wooden front door to:

ENTRANCE HALL: Cornice ceiling.

LIVING/DINING ROOM: 20' 10" x 9' 8" (6.35m x 2.95m) (into bay). Wood effect laminate flooring. Cornice ceiling. Built-in window seat with storage below. Shelving. Built-in cupboard storage.

Feature vertical radiator. Storage cupboard.

Open to:

KITCHEN: 5' 11" x 5' 10" (1.8m x 1.78m) Modern range of high and low level units, single drainer sink unit with mixer taps. Work surfaces, underbench oven, four ring hob, extractor above. Tiled splashback.

UTILITY CUPBOARD: Space for fridge/freezer, plumbed for washing machine. Storage.



## First Floor

LANDING: Access to roofspace.

PRINCIPAL BEDROOM: 10' 6" x 9' 4" (3.2m x 2.84m) Wood effect laminate flooring. Original feature fireplace.

BEDROOM (2): 10' 4" x 9' 4" (3.15m x 2.84m) Wood effect laminate flooring. Original feature fireplace.

DRESSING ROOM/STUDY: 5' 6" x 5' 0" (1.68m x 1.52m) Currently used as dressing room.

BATHROOM: White suite comprising dual flush wc, pedestal wash hand basin with mixer tap. Panelled bath with electric shower and glass shower screen. Wall-mounted cabinet. Fully tiled walls, tiled flooring.

## Outside

Enclosed rear yard with sunny aspect. Outside light and tap.

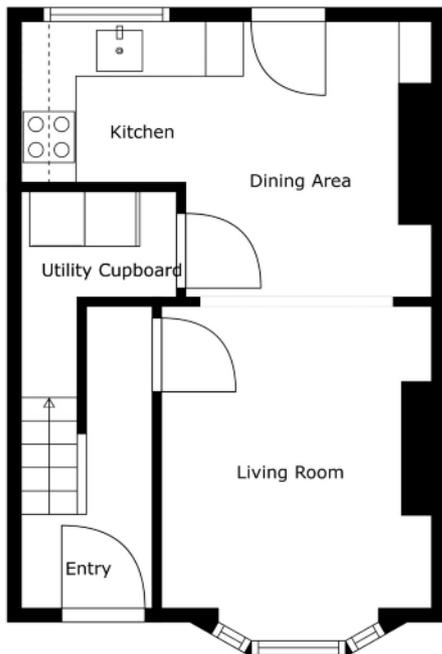


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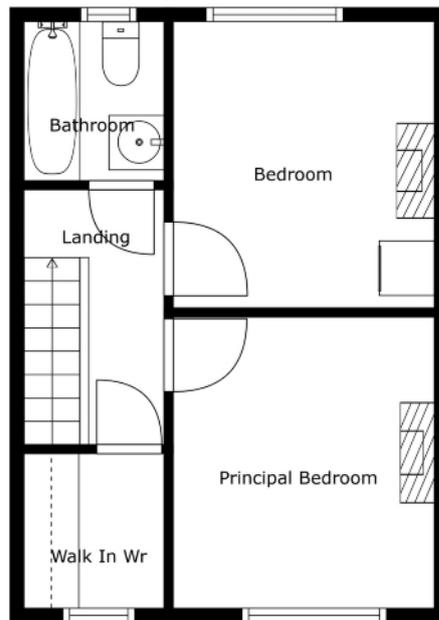
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**Location:**

Ormeau Road from town turn right into Ava Avenue continue to Ava Street take first left into Fernwood Street.

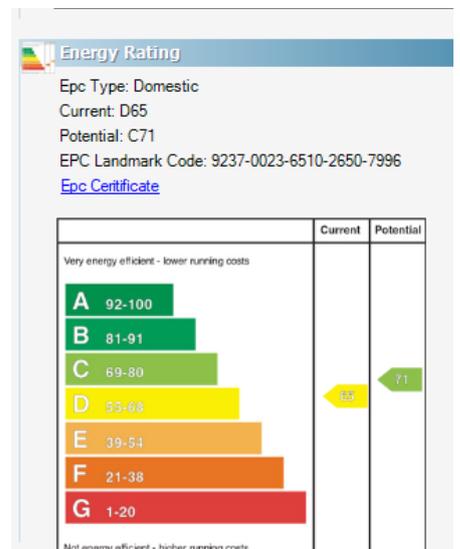


Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.



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

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