



Enjoying a superb location between the Ormeau and Ravenhill Roads, this well-presented terrace would be an ideal first time buy or investment.

Downstairs the living room is now open plan to a dining area and also features a cast-iron stove. The modern kitchen is well-appointed.

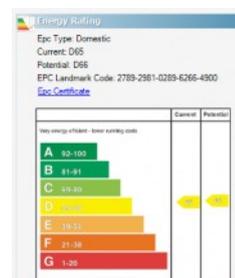
The good-sized bathroom is on the first floor return and both bedrooms are well-proportioned.

Only a couple of miles from the City Centre, excellent shops, amenities and eateries are just around the corner. The Lagan Towpath and Ormeau Park are also within a short stroll making this an enticing prospect.

Offers Over
£159,950

50 Raby Street,
off Ormeau Road,
BELFAST,
BT7 2GY

Viewing by
appointment with
& through agent
028 9065 0000



- Modernised, red brick terrace
- Two double bedrooms
- Living room open plan to dining
- Good-sized, contemporary kitchen
- First floor, spacious bathroom
- Gas central heating: new boiler 2025
- Fireplace with wood-burning, cast iron stove
- Double glazing
- Short stroll to thriving Ormeau Road and its many amenities
- Roofspace
- Rear yard
- No onward chain

The Property Comprises:

Ground Floor

Front door with frost glass inset.

ENTRANCE PORCH: Door with glazed panel to:

HALLWAY:

LIVING/DINING: 20' 6" x 10' 1" (6.24m x 3.07m)

Slate fireplace and hearth with cast-iron, wood burning stove. Open plan to dining room. Under stairs storage.

KITCHEN: 13' 5" x 7' 4" (4.08m x 2.24m) Modern range of high and low level units, integrated four ring gas hob, underbench oven. Single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, ceramic tiled floor. uPVC back door to yard.



First Floor

BATHROOM: White suite comprising panelled bath with shower attachment and screen, wash hand basin with tiled splashback. Low flush wc, heated towel rail, bathroom cabinet. Ceramic tiled floor, part tiled walls.

BEDROOM (1): 12' 11" x 10' 3" (3.93m x 3.13m)
(at widest points).

BEDROOM (2): 9' 10" x 7' 9" (2.99m x 2.36m)

Cupboard with Glow Worm natural gas boiler.

Access via pull-down ladder to:

ROOFSPACE.

Outside

Enclosed rear yard. Laid in brick paviors. Outside light and tap.



Telephone 028 9065 0000

www.templetonrobinson.com

Location:

Travelling countrybound on the Ormeau Road, take the next left after St Judes Parade into Raby Street. Property is around two thirds of the way down before junction with St Judes Crescent.

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

www.templetonrobinson.com

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