

# Alan Newell

## Estate Agents & Valuers

No 49 FARNHAM STREET  
Lower Ormeau Road,  
BELFAST BT7 2FL



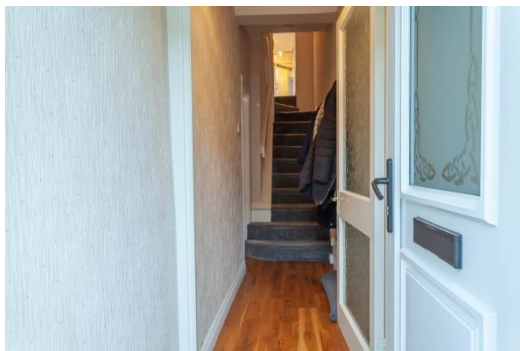
A well-appointed, comfortable FOUR bedroom townhouse well situated for access to Queens University, Belfast Gasworks, train station as well as further afield to Cathedral Quarter or most parts of South Belfast some within easy reach by the Lagan towpath and cycle track. It is only a short brisk walk to Belfast City Centre, on a main bus route, close to many eateries, social spots, evening entertainment, gyms and other amenities. The internal arrangement is formed over three floors with two bedrooms and a spacious bathroom return on the first floor and an additional two bedrooms on the second floor, each of these rooms having a modern Velux window. Special features are numerous, wood laminate flooring or tiled surfaces, white panelled internal room doors some moulded skirting boards, kitchen with space for casual dining, Phoenix Gas central heating installed from a modern Worcester boiler with app timed control operation, superb bathroom suite complete with corner bath, wall hung basin and large separate shower cubicle. Early inspection recommended for full appreciation. EPC: D62/C74

Asking Price: Offers Invited Around £139,500-00

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Enclosed Porch: White pvc entrance door with tiled flooring

Entrance Hall: Inner glazed door, wooden floor and moulded skirtings. White panelled room door leading to

Through Living Room/Dining Area: 22/7 into angled bay x part 10/1 and part 8/3 with Upvc windows to front and rear. Recessed display shelf. Wooden laminate floor white moulded skirting and archway. Imitation fireplace with wooden surround and hearth. Useful under stairs storage.



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Spacious Well Planned Kitchen: 14/3 x 7/10 with grey tiled flooring and part tiled walls, well fitted with range of high and low painted wooden cupboards with chrome handles, contrasting work tops. Inset stainless steel one and half sink bowl with mixer chrome tap. Integrated Electrolux oven and electric hob with stainless steel extractor unit over, plumbing for washing machine. Space for upright fridge freezer. Modern pvc door to back yard. Space for casual dining



First floor: Turned landing area with additional spacious landing, excellent storage cupboard and balustrades to stairwell



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Bedroom 1 to front: 13/1 x 10/1 an excellent room with two windows, original ceiling plaster cornice and wooden laminate flooring with moulded skirting boards



Bedroom 3: 9/10 x max 7/11: wooden laminate flooring and moulded skirting boards

Generous Bathroom: 7/9 x 7/4 with tiled flooring and part tiled walls. Fashionable white suite comprising corner positioned bath with curved panel and chrome mixer taps and shower head, wall-hung wash hand basin with chrome mixer taps, low flush w.c and large corner shower unit with curved tray and glass doors, fitted with electric Mira Azora shower. Ceiling mounted extractor fan.



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Second floor: Turned landing with gable window and balustrades to stairwell.

Bedroom 2 to front: 13/3 maximum x 10/1 with large Velux window in front roof. Moulded skirting boards



Bedroom 4: 7/9 x 7/9 max with large Velux window in rear roof. Moulded skirting boards and storage into eaves

Central Heating: Phoenix gas heating is installed with a Worcester boiler positioned in the landing and with Worcester Wave remote controls.

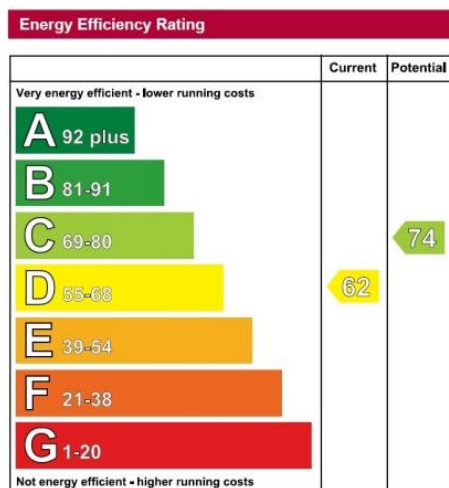


Outside: small enclosed front garden area with boundary wall, enclosed well presented yard to rear with direct access to communal secure gated shared resident's entry.

Capital Value: Land & Property Services website confirm a Capital Value of £120,000-00 for which Belfast City Council have levied domestic rates at £948-12 for the year commencing 01 April 2019.

Tenure: Leasehold subject to annual ground rent of £6.50 approximately

EPC: D62/C74

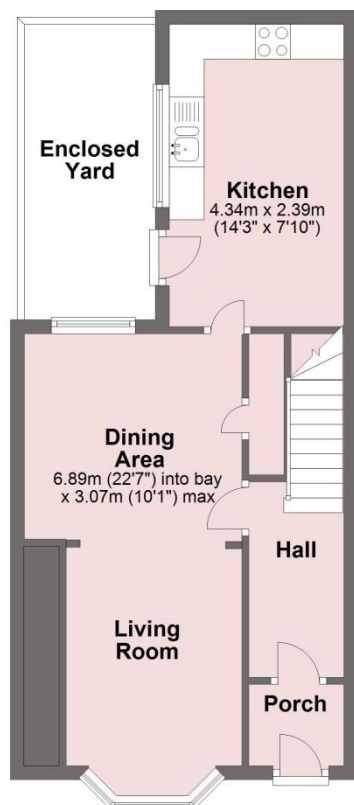


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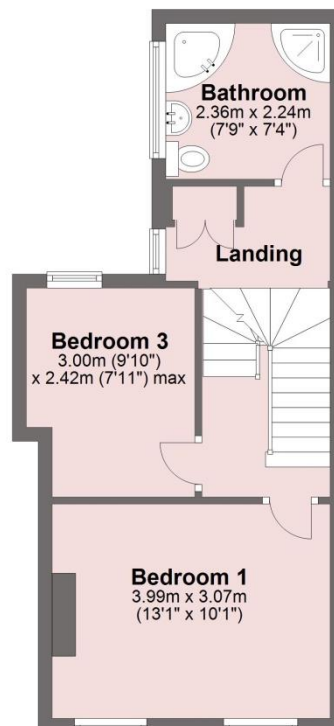
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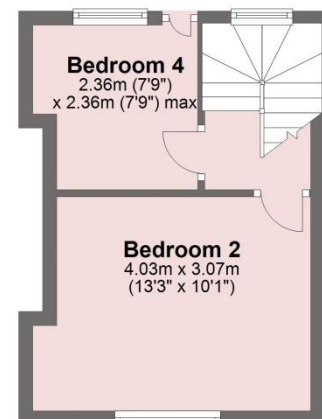
**Ground Floor**



**First Floor**



**Second Floor**



Plan for illustrative purposes only  
Plan produced using PlanUp.

**49 Farnham Street**

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