

simon**BRIEN**  
RESIDENTIAL

46 London Road  
Belfast, BT6 8EY



Asking Price £119,950

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Mid-Terrace
- Two Well-Proportioned Bedrooms
- Through Lounge/Dining Area
- Modern Fitted Kitchen
- Contemporary White Shower Suite
- uPVC Double Glazed Window Frames
- Gas Fired Central Heating
- Enclosed Rear Yard
- Convenient To Belfast City Centre, Ormeau Park & Titanic Quarter
- Close To Public Transport Links, Shops & The Outer Ring

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH:

uPVC double glazed front door to entrance porch with laminate wood floor.

#### THROUGH LOUNGE:

**24' 2" x 9' 7" (7.37m x 2.92m)**

Solid Walnut herringbone wooden floor.



## DESCRIPTION

This well-presented mid-terrace is located off the Ravenhill Road, in a popular and convenient area of East Belfast.

The property comprises an entrance hall, through lounge/dining area and a modern fitted kitchen on the ground floor.

On the first floor, there is a contemporary shower suite and two well-proportioned bedrooms.

Outside, there is an enclosed rear yard and small forecourt.

Located within easy reach of Belfast City Centre, both bus and rail links, Ormeau Park is also close by. Many social and recreational amenities, shops and schools are found within easy reach.



#### KITCHEN:

**15' 6" x 6' 1" (4.72m x 1.85m)**

Range of high and low level units, single drainer stainless steel sink unit, part tiled walls, breakfast bar, plumbed for washing machine, storage cupboard, wall mounted gas boiler, slate tiled floor.



## FIRST FLOOR

#### LANDING:

Access to roofspace.

#### BEDROOM (1):

**11' 0" x 10' 5" (3.35m x 3.18m)**

Built in wardrobes and shelving, laminate wood floor.



#### BEDROOM (2):

**10' 5" x 7' 0" (3.18m x 2.13m)**

Laminate wood floor.

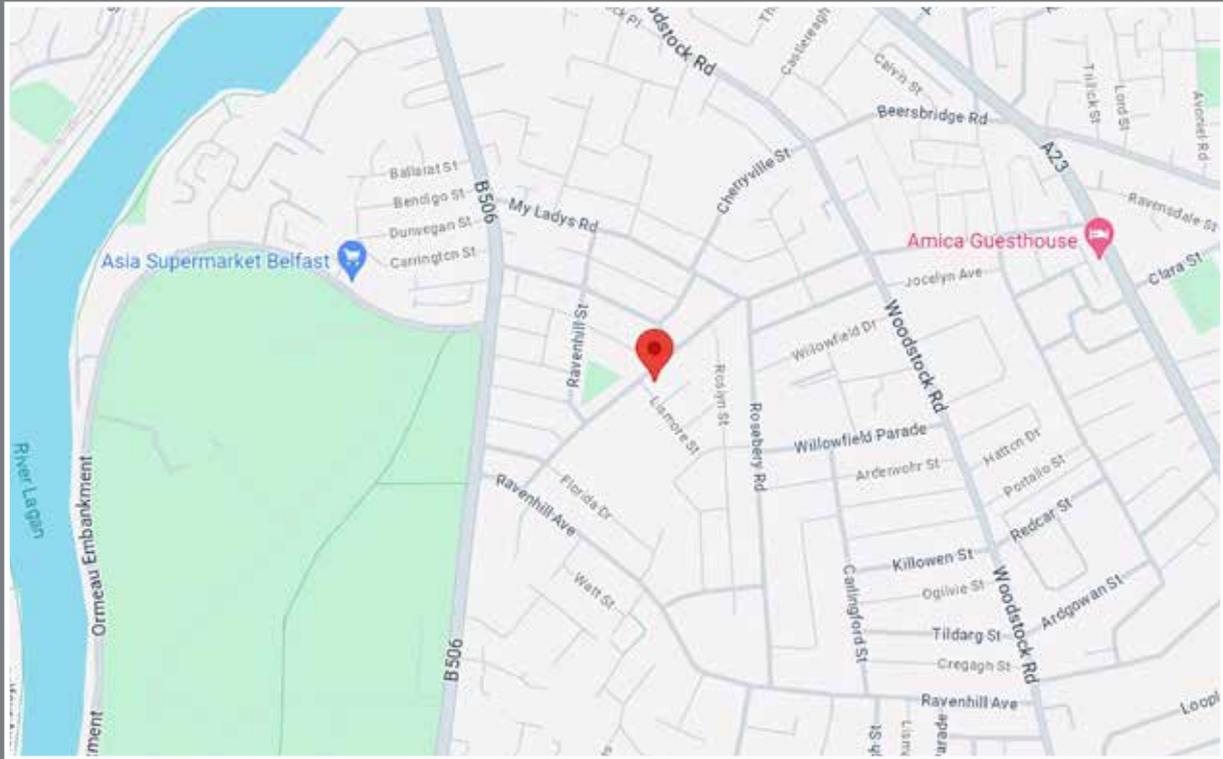


#### SHOWER ROOM:

Contemporary white suite, walk-in shower cubicle, Thorn shower, push button WC, vanity unit with mixer taps, ceramic tiled floor, PVC panelled walls.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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## Lettings Department

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REF: JD/D/24/SD



EPC REF: 9380-3037-8204-6034-1200

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