

simon**BRIEN**
RESIDENTIAL

10 St Jude's Parade,
Belfast, BT7 2GX



Offers Around £175,000

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KEY FEATURES

- Well Presented Three Bedroom Mid-Terrace Property Ideally Positioned Between the Ormeau Road and Ravenhill Road in South Belfast
- Easy Access to Main Arterial Transport Links Leading to Belfast City Centre and Further Afield
- Close to Excellent Schools, Parks, Belfast City Airport and Forestside Shopping Centre
- Three Well Appointed Bedrooms
- Hallway with Under Stairs Storage
- L-Shaped Open Plan Kitchen Living Dining Space
- Kitchen with Range of High and Low Level Units
- Ample Space for Casual Dining Area
- Bathroom with Modern Fitted White Suite
- Fully Floored and Sheeted Roofspace with Light, Power and Heating
- Enclosed Front Yard Laid in Pebbles
- Enclosed and Covered Rear Patio Courtyard
- Further Rear Garden with Outlook on to Ulidia Playing Fields
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this well-proportioned three-bedroom terrace property ideally positioned between the Ormeau and Ravenhill Roads. The location offers ease of access for the city commuter to Belfast City Centre and Belfast City Airport and is within walking distance to many popular shops and restaurants. Queens University and Forestside Shopping Centre are also within striking distance of the property.

In short the property comprises of: reception hall with under stairs storage, L-Shaped kitchen living dining space with dual aspect and access to an enclosed and covered rear courtyard. The property boasts three well proportioned bedrooms, a modern fitted bathroom with white suite and a fully floored and sheeted roofspace with Velux window, light, heat and power.

The property further benefits from UPVC double glazing throughout, gas fired central heating and a further private rear garden with mature outlook on to Ulidia playing fields.

With generously proportioned room sizes, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

FIRST FLOOR LANDING:

Access to roofspace via ladder, roofspace fully floored with light, power and heat, velux window

FAMILY BATHROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, corner shower unit with glass door, chrome thermostatic control valve, telephone attachment, fully tiled walls, tiled floor, chrome heated towel rail, uPVC tongue and groove ceiling with low voltage recessed spotlighting, frosted glass picture window.



BEDROOM (1):
9' 8" x 9' 0" (2.95m x 2.74m)

Mature outlook to rear and picture rail.



BEDROOM (2):
9' 8" x 9' 0" (2.95m x 2.74m)

Outlook to front, fire escape window.



BEDROOM (3):
6' 2" x 5' 6" (1.88m x 1.68m)

Outlook to front.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood double glazed front door with glass insets and lead detailing, frosted glass side light into reception hall with laminate effect wooden flooring, understairs storage with access to electric meter.

KITCHEN/DINING/LIVING SPACE:

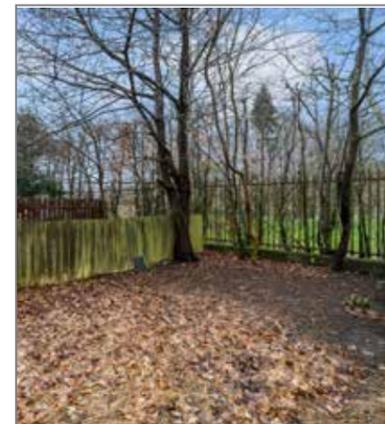
20' 3" x 15' 0" (6.17m x 4.57m)

Dual aspect to front and rear, wooden laminate effect flooring, open fireplace with cast iron inset and tiled hearth

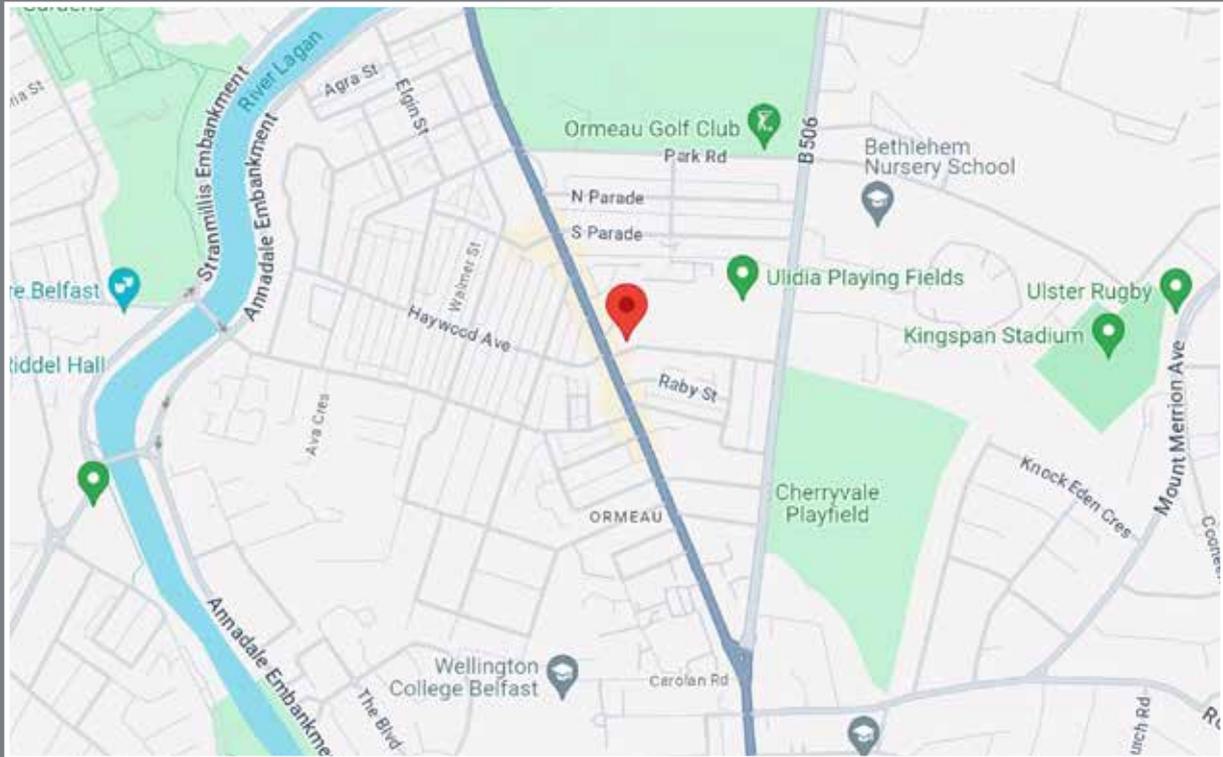
Kitchen- Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome mixer tap, space for washing machine, tumble dryer and free standing cooker. Built in extractor fan, part tiled walls, tiled floor, space for fridge freezer, built in storage cupboard with access to Worcester Bosch gas boiler



OUTSIDE:



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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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