

simon**BRIEN**
RESIDENTIAL

8 South Parade,
Belfast, BT7 2GP



Asking Price £399,950

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KEY FEATURES

- Beautiful Four Bedroom Three Storey Townhouse Located Just off the Ormeau Road in South Belfast
- Retaining Many Original Period Features Throughout with an Abundance of Charm
- Doorstep Convenience to Main Arterial Transport Links Leading to Belfast City Centre and Further Afield
- Close to Excellent Schools, Ormeau Park, Belfast City Airport and Forestside Shopping Centre
- Four Well Appointed Bedrooms Over Two Floors
- Spacious Hallway with Reception Porch
- Living Dining Room with Bay Window and Original Fireplace
- Separate Snug / Dining Area with Sky Lights and Access to Rear Courtyard
- Downstairs WC
- Fitted Galley Style Kitchen with Range of Units and Storage
- Separate WC to First Floor
- Family Bathroom with White Suite
- Enclosed Private Rear Courtyard with Southerly Aspect
- Enclosed Front Garden Laid in Lawns with Potential for Conversion to Private Car Parking
- Double Glazing and Oil-Fired Central Heating
- No Onward Chain and Priced to Allow for Updating
- Ideally Suited to the First Time Buyer, Young Professional or Young Family Alike
- Early Viewing Highly Recommended

DESCRIPTION

8 South Parade represents a unique opportunity to purchase a superb four-bedroom family home ideally positioned just off the Ormeau Road in South Belfast. Filled with original highly sought after features, 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. The property is ideally positioned within striking distance to Queens University, Forestside Shopping Centre and the City Hospital.

In short, the property comprises of: grand reception hall with porch, open plan living dining room with bay window and feature fireplace, snug / dining room with access to a downstairs WC and a galley style kitchen with range of units and storage. To the first and second floor the property provides four well-proportioned bedrooms, separate WC and a family bathroom with white suite.

The property further benefits from double glazing, oil fired central heating, enclosed front garden with potential for conversion to provide private parking and an enclosed private south facing rear courtyard.

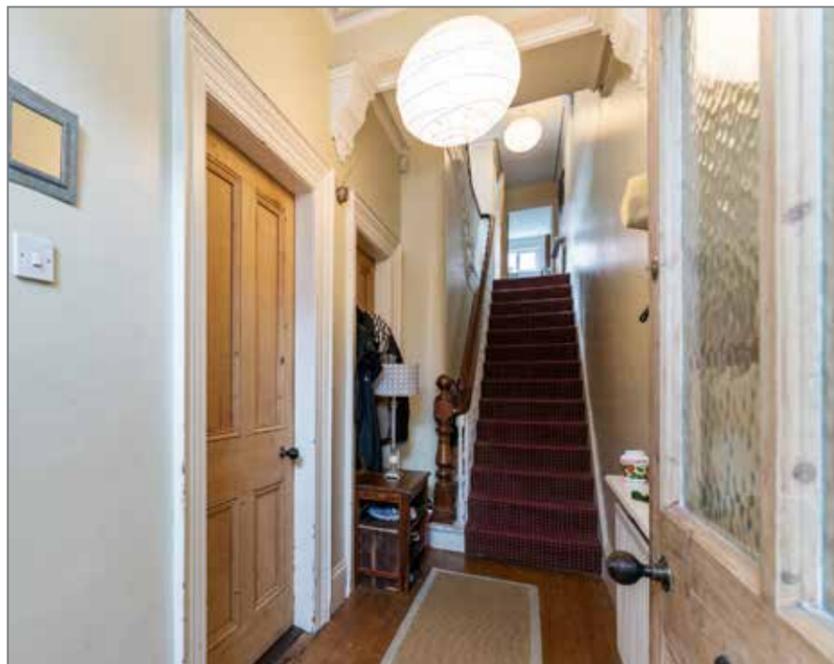
Competitively priced and with generously proportioned room sizes and retaining many beautiful period features throughout, this property ticks a lot of boxes for the prospective buyer and provides an excellent blank canvas. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Hardwood front door to reception porch with glass toplight, tiled floor, cloaks area, glazed inner door leading to hallway with solid strip wooden flooring, original oak balustrade and spindles leading to first floor, cornice ceiling and ceiling rose



LIVING/DINING ROOM:

29' 2" x 13' 4" (8.89m x 4.06m)

Outlook to front, original solid strip wooden flooring, cornice ceiling picture rail, cast iron fireplace and surround with slate hearth, additional built-in shelving, additional door to hallway



DINING AREA:

18' 2" x 7' 6" (5.54m x 2.29m)

Sky lights, polished tiled floor, uPVC double glazed access door to rear courtyard

DOWNSTAIRS WC:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, built-in vanity unit, tiled splashback, frosted glass window, polished tiled floor



KITCHEN:

19' 5" x 7' 7" (5.92m x 2.31m)

Bespoke fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome mixer tap, built-in four ring touchscreen ceramic hob, tiled splashback, built-in extractor fan, built-in oven and grill, space for fridge freezer, space for washing machine, space for dishwasher, understairs storage cupboard, polished tiled floor, low voltage recessed spotlighting



FIRST FLOOR

LANDING:

Picture window, cornice ceiling and ceiling rose



SEPARATE WC:

White suite comprising, low flush WC, pedestal wash hand basin with chrome taps, vinyl flooring, frosted glass picture window, access hatch to roofspace



FAMILY BATHROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome taps, bath with fully tiled enclosure and fixed glass door, electric shower with telephone



BEDROOM (3):

12' 5" x 10' 7" (3.78m x 3.23m)

Outlook to rear, cornice ceiling and picture rail



BEDROOM (1):
17' 4" x 12' 3" (5.28m x 3.73m)

Outlook to front, original exposed and treated timber wooden flooring, cornice ceiling, picture rail



SECOND FLOOR

LANDING:

Picture window, access hatch to roofspace

BEDROOM (4):
12' 5" x 9' 5" (3.78m x 2.87m)

Velux window



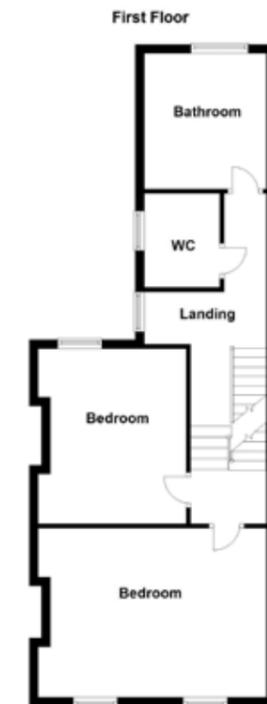
BEDROOM (2):
16' 4" x 12' 5" (4.98m x 3.78m)

Outlook to front, exposed and treated timber wooden floor, range of built-in storage

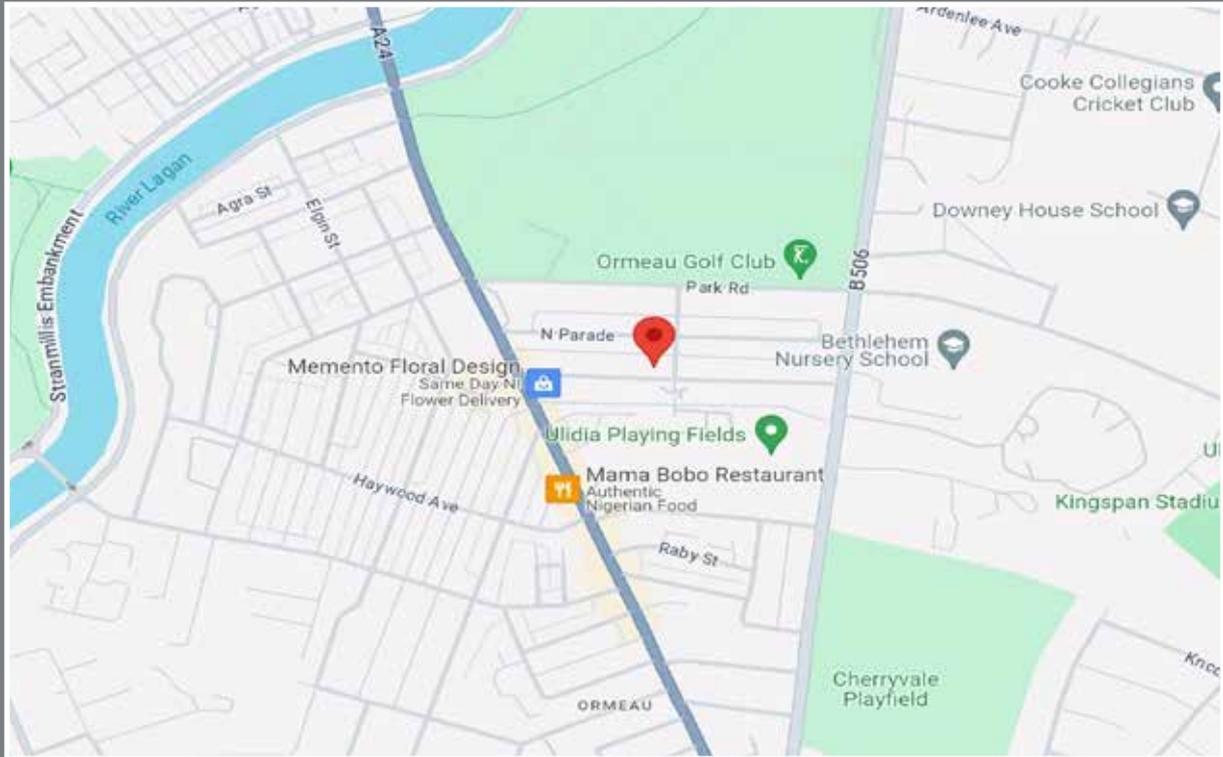


OUTSIDE

Enclosed private rear courtyard with Southerly aspect, additional built-in outhouse with storage, outside tap and light, access to oil tank and oil boiler



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.



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