



Hampton ESTATES

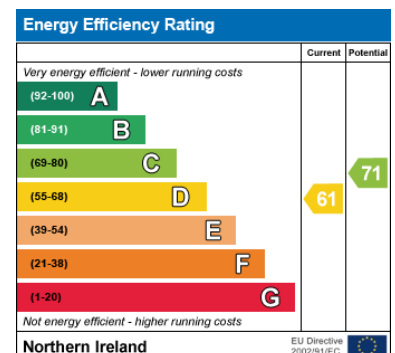
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23 Delhi Street
Ormeau Road
Belfast, BT7 3AJ

Price
£199,995



- Attractive Mid Terrace Townhouse
- Desirable Tree-lined Ormeau Location
- 4 Generous Bedrooms, Master with Built in Robes and Shower
- Spacious Open Plan Living/Dining Room
- Luxury Bathroom Suite
- Gas Central Heating
- Double Glazing throughout





Description

A substantial approx. 1300sqft townhouse terrace located on the ever desirable Delhi Street. This attractive tree lined avenue is located off the Ormeau Road and offers convenience to a vast array of local amenities. Delhi Street also offers convenience to both Belfast City Centre and Stranmillis.

The property is currently a well-loved home and is immaculately presented. The accommodation comprises an inviting entrance hall leading to a large open plan living dining room with bay window to front. The kitchen has a range of fitted units, appliances and a breakfast bar. On the first floor is the master bedroom with shower and range of built in robes, Bedroom two and a stunning and recently installed bathroom suite with freestanding bath and modern fittings. On the second floor are two further generously proportioned bedrooms.

Ground Floor

ENTRANCE PORCH

Glazed entrance door, tiled floor, part wood panelled walls.

ENTRANCE HALL:

Glazed door, tiled floor, radiator, staircase to front, door to Living Room

LIVING ROOM

2.31m x 1.04m (7' 7" x 3' 5")

Double glazed bay window to front, double glazed window to rear, solid wooden floor, fireplace with wooden surround and open fire, 4x radiators.

KITCHEN .

1.09m x 0.71m (3' 7" x 2' 4")

Double glazed window to rear, glazed door to rear, tiled floor, part tiled walls, range of high and low white units with black marble effect work top and Breakfast bar, integrated Electric Oven, Hob and Extractor, space for undercounter fridge freezer, space and



plumbed for Washing Machine, Single Drainer
1 1/2 bowl sink unit.

First Floor

LANDING

Double glazed window to side

BEDROOM (1):

2.8m x 2.4m (9' 2" x 7' 10")

Double Glazed Window to side, Radiator

BATHROOM:

3.2m x 2.7m (10' 6" x 8' 10")

Double Glazed Window to rear, Non-Slip Vinyl
Wood Effect Floor, Part Tiled Wall, Radiator,
Luxury Suite with Freestanding Bath with
Central Mixer Taps and Shower attached,
Closed Coupled WC, Wash Hand Basin with
Vanity Unit underneath, Airing Cupboard

BEDROOM (2):

4.5m x 4.4m (14' 9" x 14' 5")

Double Glazed Window to rear, Radiator,
Modern Built-in Robes, Shower Cubicle with
Electric Shower.



Second Floor

LANDING:

Double Glazed Window to rear, wall-mounted
Gas Boiler

BEDROOM (3):

3.17m x 2.76m (10' 5" x 9' 1")

Double Glazed Velux Window to rear, Laminate
Wooden Floor, Radiator

BEDROOM (4):

4.5m x 3.7m (14' 9" x 12' 2")

Double Glazed Window to Front, Radiator.



Outside

Forecourt Pebble Garden with Shrubs,
Wall/Gate Entrance. Enclosed Yard to rear,
Outside Water Tap and Storage Area,

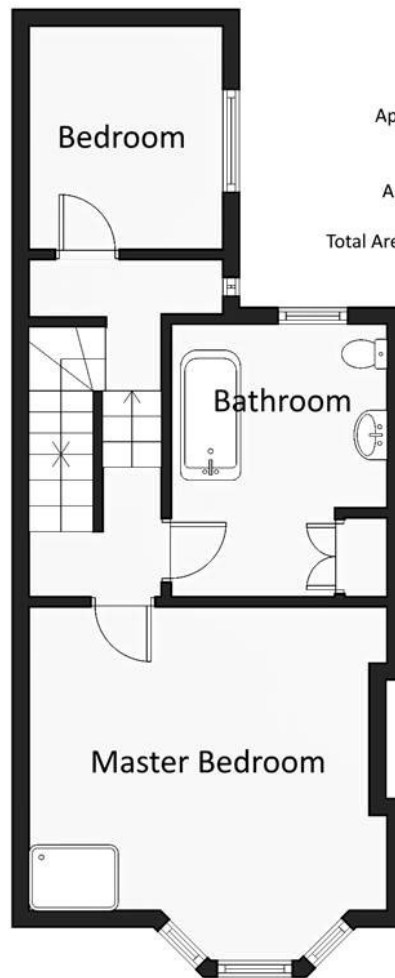
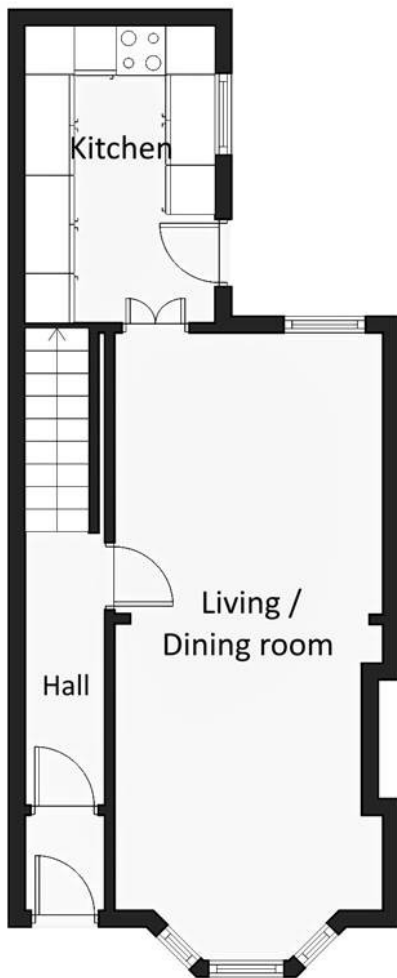


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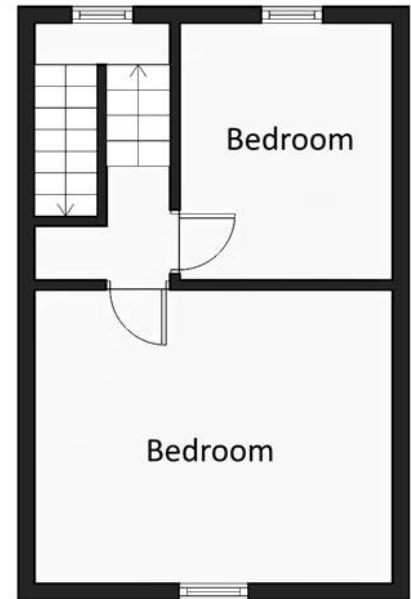


23 Delhi Street

Ground Floor & 1st Floor
Approx. 38.61 sq. Meters (415.59 sq. foot)

2nd Floor
Approx. 28.77 sq. Metes (309.67 sq. foot)

Total Area: Approx 105.99 sq. Meters (1140.86 sq. foot)
(This Plan is for illustration purposes only)



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