



Hampton ESTATES

028 9064 2888
www.hamptonestates.co.uk

Apt. 2, 2 St Judes Avenue
Ormeau Road
Belfast, BT7 2GZ

Offers Over
£189,950



- Spacious first floor apartment just off the Ormeau Road
- Established tree lined residential location.
- Close to all the local amenities including shops and cafes.
- 3 bedrooms
- Gas Central Heating
- 950 sqft approx.
- Living and Dining room, separate fitted Kitchen and Bathroom.
- Hard Wood Rise and Fall Double Glazed Windows.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



Description

This large first floor apartment is truly a rare opportunity to purchase a private 3 bed apartment in one of South Belfast's most sought after locations.

With bright spacious accommodation, the property is one of only 3 in a block and has generous car parking and common gardens to the rear.

The property has been built to a very high quality including hard flooring to the living room and hard wood rise and fall sash double glazed windows. There is an en suite shower room to the main bedroom and a large bathroom.

The property would suit someone wishing to down size or a professional couple who appreciate the convenience and attractions of the Ormeau Road.



Ground Floor

HALLWAY:

First Floor

Entrance hall with built in cupboard and gas boiler.

LIVING ROOM with DINING AREA

7.978m x 4.172m (26' 2" x 13' 8")

with Stone fireplace and gas fire, bay window with views over Ormeau Road and St. Judes Church, hardwood floor.

KITCHEN:

3.505m x 2.553m (11' 6" x 8' 5")

Extensive range of high and low fitted cupboards, Belfast sink, granite work tops De Dietrich 4 ring Gas hob and electric oven, ceramic tiled floor, integrated dishwasher, integrated washing machine



BEDROOM (1):

3.632m x 3.197m (11' 11" x 10' 6")

with en suite shower room with shower cubicle and electric shower, pedestal wash hand basin and w.c., tiled walls and floor.

BEDROOM (2):

3.669m x 2.566m (12' 0" x 8' 5")

full range of built in robes

BEDROOM (3):

3.16m x 2.899m (10' 4" x 9' 6")

BATHROOM:

with raised bath, pedestal wash hand basin, bidet, w.c., tiled walls and floor.

REAR SUN ROOM/HALLWAY

Outside

Common gardens and car parking.



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