



# Hampton ESTATES

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24 Rossmore Avenue  
Ormeau Road  
Belfast, BT7 3HB

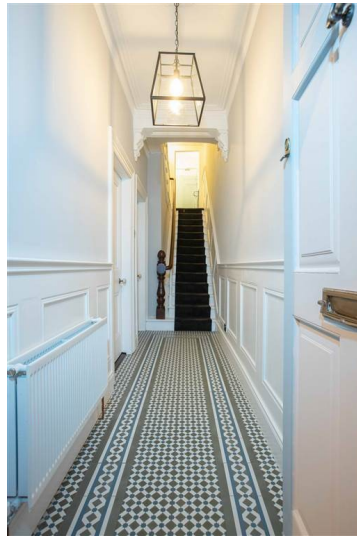
Offers Over  
**£249,950**



- Extended, Refurbished to Superb Standard
- Modern Open Plan Living Room / Kitchen with Top of the Range Appliances
- Modern Bathroom with Free Standing Bath & Walk In Shower Enclosure
- 3 Spacious Bedrooms
- Master Bedroom with Dressing Room and En-Suite Shower Room
- New Combi Gas Boiler with Heating Zones
- Double Glazing throughout
- Satin Chrome Sockets and Low Energy Lighting throughout
- External Grey PVC Windows

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
	71	72

EU Directive 2002/91/EC



## Description

Recently Extended and Refurbished to an impressively high standard, this Beautiful 3 Storey Townhouse is located just off the Ormeau Road, minutes away from a range of local shops, trendy cafes, bistros and bars along with Forestside Shopping Centre, Queens PE Centre and highly regarded schools.

The current owners have used their impressive eye for detail and imagination to create what can only be described simply as a truly stunning home.



Entering the Hallway, your attention will be grabbed by the contrasting Black and White Tiled Floor, Wood Panelled Walls and Decorative Arch and Coving. To the front, is the formal Reception room, with Bay Window, Deep Skirting and Feature Cast Iron Fireplace. To the rear is an Open Plan, Living, Dining Area with Log Burning Stove, which opens up onto the modern Kitchen fitted with White, High Gloss Units, Quartz Worktops, Breakfast Bar and a range of high end integrated appliances.



On the First Floor, a Beautiful, Modern Bathroom comprising Freestanding Bath with Waterfall Taps and Walk-In Shower Enclosure with Rain Fall Shower Head. The Impressive Master Bedroom includes Walk-In Dressing Room leading to En-Suite Shower Room with Feature Brick Walls and Walk-In Shower Enclosure. On the Second Floor, Two further Spacious Bedrooms with Original Wooden Floors adding lots of character!

This property further benefits from Double Glazing throughout, Beautiful Grey External PVC Frames, Farrow & Ball Paint throughout, Low Energy Lighting



throughout, Cosy Picnic Seating Area in South Facing Rear Yard and Gas Fired Central Heating with new Combi Boiler and Zoned Heating. Throughout the refurbishment, the property has been Rewired and fully Replumbed.

The owners have managed to sympathetically retain many of the period features to keep the charm of this Townhouse whilst making it super modern, perfect for today's buyer. Arrange an early viewing on 02890 642888 to avoid disappointment.

## Ground Floor

### ENTRANCE HALL:

Feature Tiled Floor, White Panelled Walls, Radiator, Decorative Ceiling Coving, Stairs to First Floor

### RECEPTION (1):

4.52m x 3.5m (14' 10" x 11' 6")

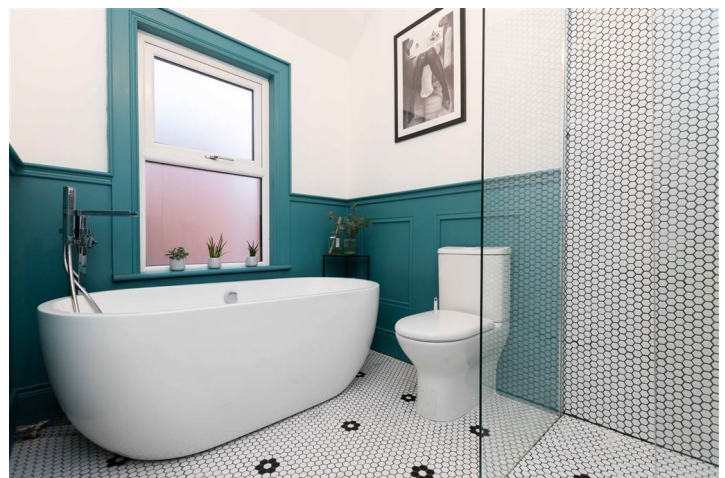
(into Bay & AWP). PVC Double Glazed Bay Window to Front, Original Wooden Floor, Radiator, Electric Meter Cupboard, Feature Fire Place, High Skirting, Decorative Ceiling Coving

### OPEN PLAN KITCHEN / RECEPTION:

7.2m x 4.73m (23' 7" x 15' 6")

(AWP). Polished Concrete Floor, Feature Fireplace with Wood Burner, Brick Surround and Granite Hearth, 2x Storage Cupboards, 2x Radiator, Chrome Sockets, Spotlighting, Opening onto:

Large Breakfast Bar with Integrated 4-Ring Hob and Down Drafter, Range of Low Level Modern White Units with Quartz Worktops, Integrated NEF Oven, Single Drainer Sink Unit with Mixer Taps and Pull Out Spray, Integrated Dishwasher, Space for Fridge Freezer, Space and Plumbed for Washing





Machine, Space for Wine Fridge, Large Skylight, PVC Double Doors to Rear Yard.

## First Floor

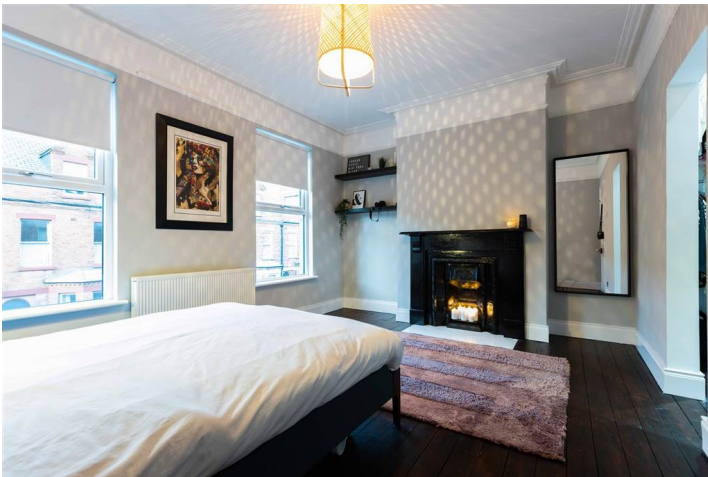
### LANDING:

PVC Double Glazed Window to Side, Panelled Walls, Bench Seat, Decorating Ceiling Coving, Storage Cupboard housing Gas Boiler

### BATHROOM:

2.58m x 2.27m (8' 6" x 7' 5")

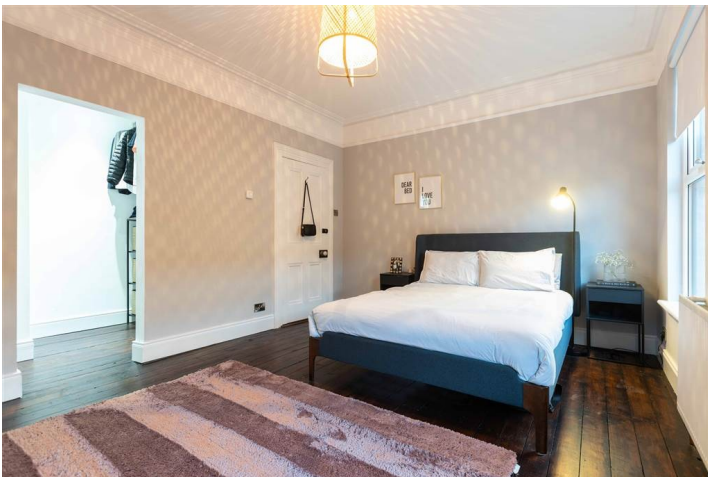
(AWP). Panelled Walls, Modern White Suite comprising Close Coupled WC, Freestanding Bath with Mixer Waterfall Tap and Shower Attachment, Freestanding Wash Hand Basin with Mixer Waterfall Tap and Storage Under, Extractor Fan, PVC Double Glazed Window to Side, Feature Tiled Floor, Part Tiled Walls, Walk-In Shower Enclosure with Thermostatic Shower and Overhead Rainfall Shower Head



### MASTER BEDROOM:

4.86m x 2.27m (15' 11" x 7' 5")

(AWP). 2x PVC Double Glazed Windows to Front, High Skirting, Original Wooden Floor, Feature Fire Place, Decorative Ceiling Coving, Radiator



### DRESSING ROOM:

3.02m x 1.7m (9' 11" x 5' 7")

(AWP). Original Wooden Floor, Radiator, Spotlighting, leading to:

### ENSUITE SHOWER ROOM:

3.02m x 2.3m (9' 11" x 7' 7")

(AWP). Feature Brick Walls, Feature Tiled Floor, Part Tiled Walls, PVC Double Glazed Window to Rear, Feature Fire Place, Decorative Ceiling Coving, Modern White Suite comprising Free Standing Wash Hand Basin with Mixer Waterfall Taps and



Storage Under, Close Coupled WC, Towel Radiator, Walk-In Shower Enclosure with Thermostatic Shower and Overhead Rainfall Shower Head

## Second Floor

### LANDING:

PVC Double Glazed Window to Rear, Panelled Walls, Access to Roof Space

### BEDROOM (2):

*4.859m x 3.636m (15' 11" x 11' 11")*

Original Wooden Floor, High Skirting, Radiator, PVC Double Glazed Window to Front

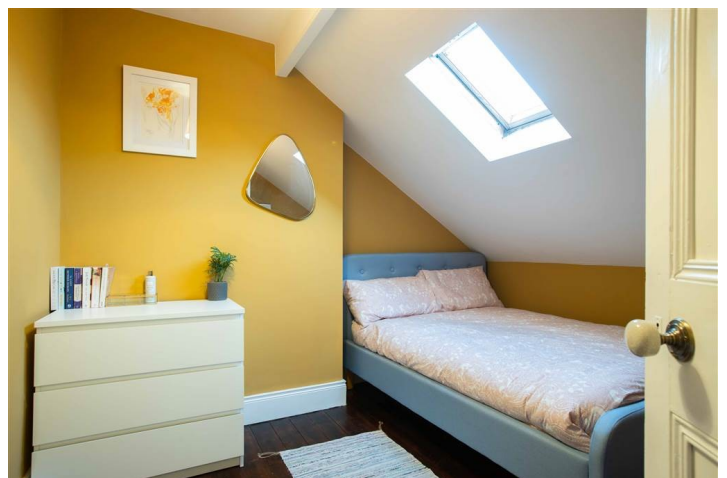
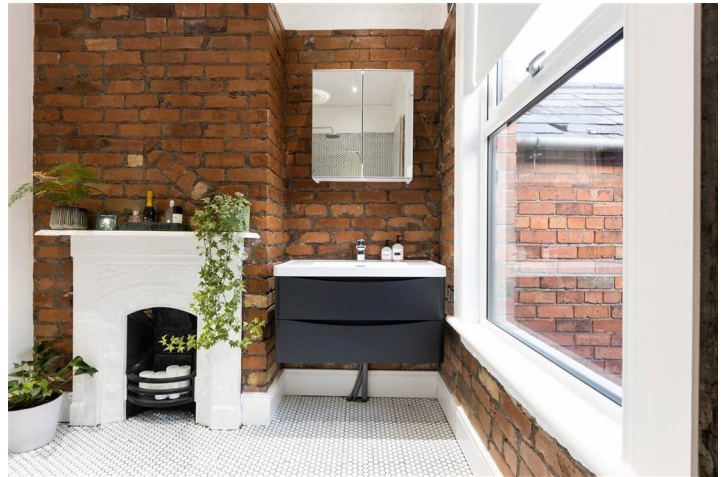
### BEDROOM (3):

*3.232m x 2.997m (10' 7" x 9' 10")*

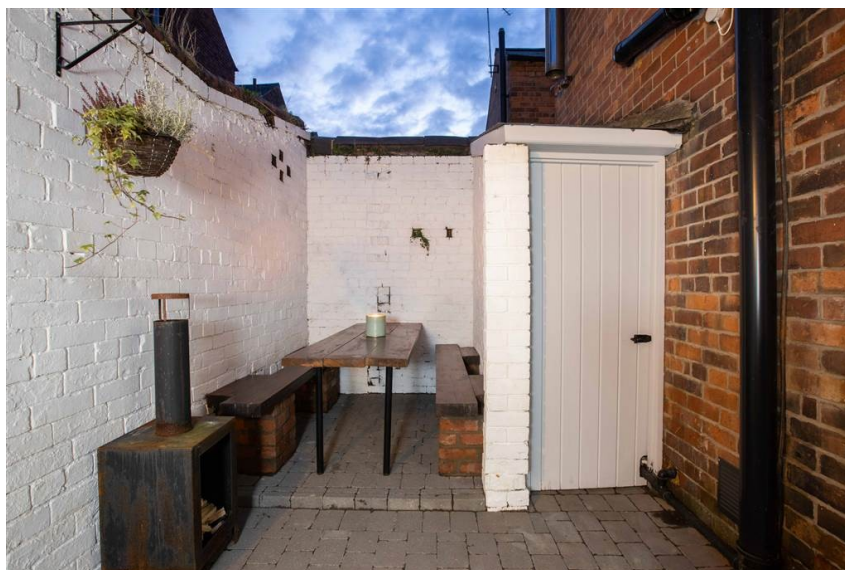
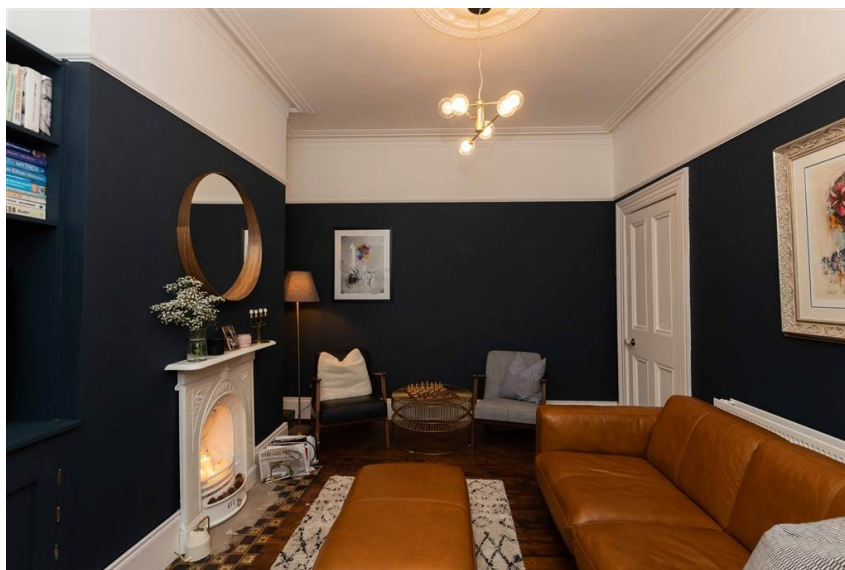
(AWP). Original Wooden Floor, High Skirting, Radiator, Double Glazed Velux Window to Rear

## Outside

Pebble Garden to Front, Enclosed Rear Yard with Picnic Seating Area and Storage Cupboard



## Additional Images







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