



35 Haypark Avenue, Ormeau,
Belfast, BT7

Asking Price: £249,950

Reeds Rains

reedsrains.co.uk

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DESCRIPTION

We are delighted to welcome to the market this substantial three storey home situated in a prime position off the bustling Ormeau Road in South Belfast. You can find an array of shops, cafe's & restaurants on your doorstep and Ormeau Park is also only a short stroll away. The location is excellently served by Metro bus services along the Ormeau Road, offering you a 10-15 minute commute in to the city. The growing Forestside Shopping Centre is also only a few minute's drive away.

The red brick home provides impressive accommodation, with both modern and period features, and stunning high ceilings throughout. The ground floor offers an exceptional front living room with a large bay fronted window, a further dining room, and a modern kitchen with integrated appliances. Moving to the first floor, you will find three double bedrooms and shower room suite. The second floor then provides two further double bedrooms and a stunning bathroom suite.

Properties in the Ormeau area are in extremely high demand, so we would recommend viewing at your earliest convenience to avoid any disappointment.

GROUND FLOOR

Living Room

13'1" x 11'11" (4m x 3.63m)
An exceptional front living room with a bright bay window, cornicing, and cast iron fireplace.

Dining Room

13'7" x 10'10" (4.14m x 3.3m)
A spacious dining room with laminate flooring, electric fire, under-stair storage cupboard and ceiling spotlights.

Kitchen

15'2" x 8'8" (4.62m x 2.64m)
A stunning kitchen with an excellent range of high and low level units, with integrated appliances to include a 5 ring gas hob, separate oven and dishwasher. There is also a stainless steel extractor, 1.5 drainer with mixer tap, and the kitchen has been plumbed for the washing machine. The kitchen has been finished with a tiled floor and part tiled walls.

FIRST FLOOR

Bedroom One

17'6" x 11'11" (5.33m x 3.63m)
A most impressive master bedroom with bright windows, and a fireplace with a marble surround.

Bedroom Four

10'9" x 10'7" (3.28m x 3.23m)
A spacious double room with built in storage cupboard.

Bedroom Five

A further double bedroom.

Shower Room

8' x 5'8" (2.44m x 1.73m)
The first floor shower room provides a shower cubicle with a thermo-controlled shower unit, basin with mixer tap, and a low flush wc. The shower room has a vinyl floor and wall panelling and there is also a storage cupboard.

SECOND FLOOR

Bedroom Two

12'2" x 10'8" (3.7m x 3.25m)
An excellent double bedroom with velux window.

Bedroom Three

Another excellent double bedroom with hardwood flooring and velux window.

Bathroom

15'2" x 6'5" (4.62m x 1.96m)
A beautifully finished bathroom suite to include an inset bath with mixer taps, a wash hand basin with mixer tap, a shower cubicle with electric shower unit, and a low flush wc. The bathroom has been finished with a tiled floor and part tiled walls.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.