



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstonclements.com](mailto:info@fetherstonclements.com)  
Web: [www.fetherstonclements.com](http://www.fetherstonclements.com)

**38 Powerscourt Place**

Ormeau Road  
BT7 1FX

**Offers Over £145,000**

## 38 POWERSCOURT PLACE, BELFAST, BT7 1FX

- **Superb End Terrace Property**
- **Good Sized Lounge**
- **Modern Fitted Kitchen with Dining Area**
- **2 Bedrooms Both with Built in Robes**
- **Bathroom with White Suite**
- **Immaculate Presentation Throughout**
- **Gas Fired Central Heating/uPVC Double Glazed Windows**
- **Private End of Cul de Sac Location Overlooking a Grass Area and Play Park**
- **Pedestrian Access from Cameron Street**
- **Convenient to a Wide Range of Amenities on Ormeau Road, Botanic Avenue and Belfast City Centre**

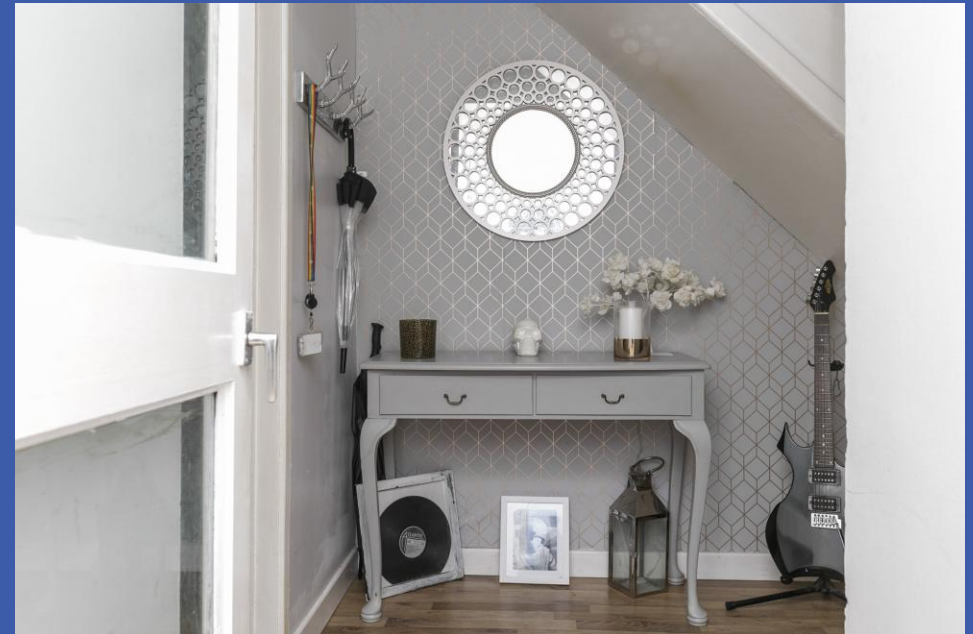


This superb end of terrace property is ideally located just off Ormeau Road and overlooks a green area and play park.

The bright and spacious accommodation is immaculately presented by the current owners and comprises a good sized lounge, modern fitted kitchen with dining area, 2 well proportioned bedrooms and a bathroom with white suite.

In addition the property benefits from a private and enclosed parking and sheltered sitting area.

Set in a quiet location, yet remaining convenient to a variety of local amenities including shops and public transport routes, this fine home can only be fully appreciated on internal inspection.









### Property Comprise s

uPVC double glazed front door to..

**ENTRANCE PORCH** Laminate wood effect floor, glazed door to

**ENTRANCE HALL** Laminate wood effect floor, good sized walk in storage cupboard

**LOUNGE 13' 10" x 12' 2" (4.22m x 3.71m)** Wood flooring

**FITTED KITCHEN WITH DINING AREA 12' 8" x 12' 2" (3.86m x 3.71m)** (at widest points) Range of high and low level units, work surfaces with matching splash back, single drainer stainless steel sink unit with mixer tap, Nordmande 4 ring hob with electric oven under, splash back and extractor fan, plumbed for washing machine, space for fridge freezer, tiled floor, uPVC double glazed door to rear

**STAIRS TO 1ST FLOOR**







**LANDING** Storage cupboard

**BEDROOM 12' 6" x 12' 2" (3.81m x 3.71m)** Laminate wood effect floor, built in robe and storage, access to roofspace

**BEDROOM 12' 2" x 10' 10" (3.71m x 3.3m)** Laminate wood effect floor, built in robe and storage

**BATHROOM** White suite comprising panelled bath with mixer tap and shower over, 1/2 pedestal wash hand basin, low flush wc, part tiled walls

## OUTSIDE

Front garden in loose stones with boundary wall and paved path to front door. Enclosed and private parking and sheltered sitting area





