



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)

**40 South Parade**

Ormeau  
BT7 2GP

**Offers In Region Of £475,000**

## 40 SOUTH PARADE, BELFAST, BT7 2GP

- **Stunning Period Victorian Townhouse**
- **Extended and Extensively Renovated Throughout**
- **Spacious and Impressive Open Plan Living/ Dining Through to Large Kitchen**
- **Downstairs WC/ Utility Cupboard & Bin Store**
- **Four Well Proportioned Bedrooms; Two with Ensuite Shower Rooms**
- **Luxury Bathroom with Walk In Shower & Free Standing Bath**
- **Gas Central Heating/ Underfloor Heating & Double Glazing**
- **South Facing Front Garden in Paving**
- **Highly Sought After Location Close to Ormeau Road Amenities**
- **Close to Leading Schools, Access to City Centre and Arterial Routes**

This extended and stunning period home is located at one of the most sought after addresses in Belfast. Located just a short walk away from the trendy coffee, restaurant and bar scene of the Ormeau Road as well as Ormeau Park, Lagan Towpath and many other leisure facilities.

Having recently undergone an extensive renovation programme by the current owner, the home has been extended and finished to the highest standards throughout.

The impressive and bright open plan living space comprises ample and adaptable living and dining space through to modern kitchen. There is also an utility cupboard, downstairs WC and electrics control room. This living space is enhanced by the stunning marble flooring, two skylights and large sash windows which flood light through the ground floor. There are four excellent sized bedrooms, two with ensuite shower rooms. The family bathroom screams luxury with large walk in shower, free standing bath tub and twin/ double sink units.

There is a beautiful south facing front garden with stunning paving, new hedging and built bin store.

Early viewing is recommended to appreciate this impressive period home.







### Property Comprise s

Part double glazed wooden front door with curved top light leading to...

#### **OPEN PLAN LIVING 27' 1" x 174' 7" (8.272m x 53.230m)**

Greek white marble tiled floor. Recessed spotlights. Speakers. Feature bay window seat/ storage. Steps to...

#### **DINING/ FAMILY ROOM/ SNUG 15' 7" x 141' 9" (4.770m x 43.226m)**

Roof light. Recessed spotlights. Feature slate wall. Built in electronics control room. Greek white marble tiled floor.

#### **KITCHEN 15' 8" x 12' 10" (4.800m x 3.915m)**

Excellent range of high and low high gloss units. Formica worktop. Island unit with breakfast bar. Stainless steel sink with half sink and pull down spray kitchen tap. Space for American style fridge freezer. Eye level double electric oven. Gas hobs. Large Falcon stainless steel extractor hood. Integrated Beko dishwasher. Recessed spotlights. Built in speakers. Built in hatch to bin (can be accessed from rear of property). Marble tiled floor. Roof light. Greek white marble tiled floor.

Built in utility cupboard with Worcester gas boiler. Pressurised hot water cylinder. Spotlight.

#### **DOWNSTAIRS WC**

Low flush WC. Corner cloakroom sink with mixer tap and storage unit. Recessed spotlights. Extractor fan. Greek white marble tiled floor.





## **STAIRS TO FIRST LANDING**

### **BEDROOM 10' 7" x 9' 3" (3.234m x 2.827m) (Main Area)**

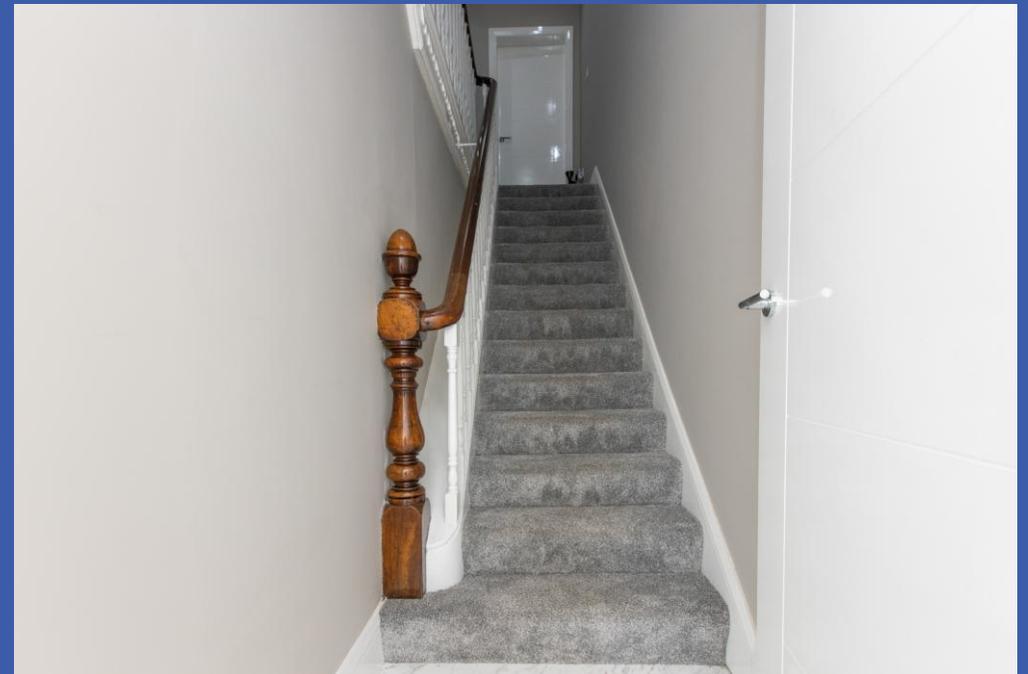
Recessed spotlights.

### **ENSUITE**

Low flush WC. Corner shower with thermostatic shower and hand held shower extension. Cloakroom sink with mixer tap. Recessed spotlights. Extractor fan. Tiled floor. Tiled walls.

### **LUXURY BATHROOM 10' 5" x 7' 9" (3.189m x 2.372m)**

Low flush WC. Twin sink units with mixer taps and drawer storage. Large walk in shower with exposed shower tower and hand held shower extension. Free standing bath with floor mounted free standing mixer tap. Large blue tooth mirror. Slate tiled floor and walls. Speakers. Recessed spotlights.







**MASTER BEDROOM 17' 1" x 11' 5" (5.211m x 3.501m) (At widest points)**

Spotlights. Divider for walk in wardrobe/ storage. Spotlights.

**ENSUITE**

Low flush WC. Vanity unit sink with mixer tap. Shower enclosure with thermostatic overhead shower and multi jets. Recessed spotlights. Speakers. Extractor fan. Towel radiator. Tiled floor. Tiled walls.

**STAIRS TO SECOND FLOOR**

Roof space access. Recessed spotlights.

**BEDROOM 11' 6" x 10' 4" (3.524m x 3.156m)**

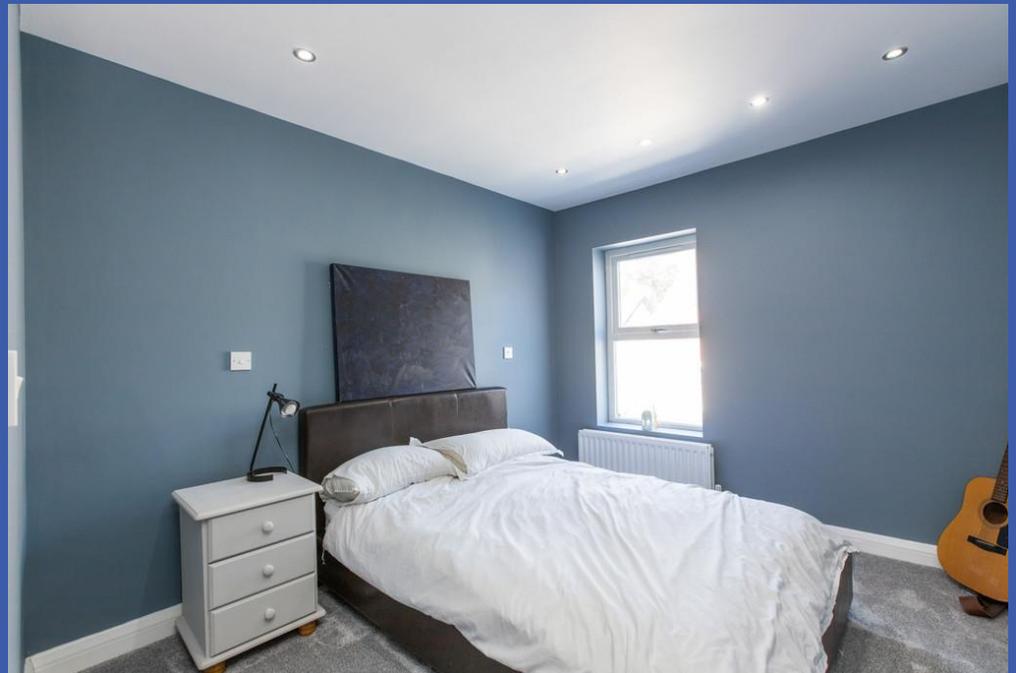
Recessed spotlights.

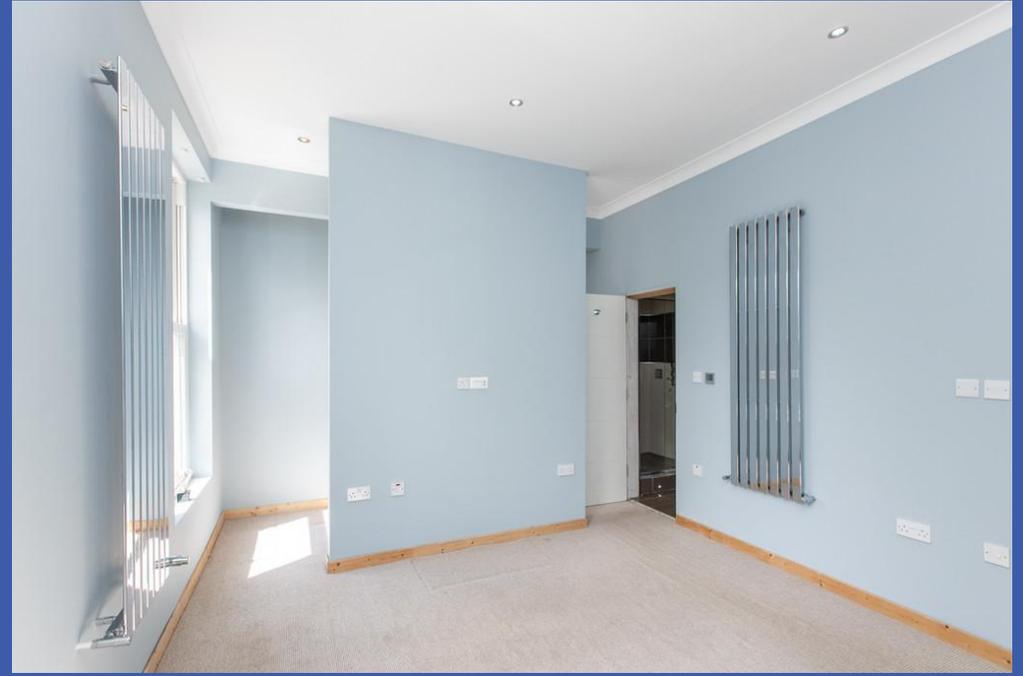
**BEDROOM 14' 11" x 11' 6" (4.565m x 3.520m)**

Built on mirrored wardrobes.

**GARDEN**

Front garden with hedging. Paved south facing front area in silver granite. Bin store.









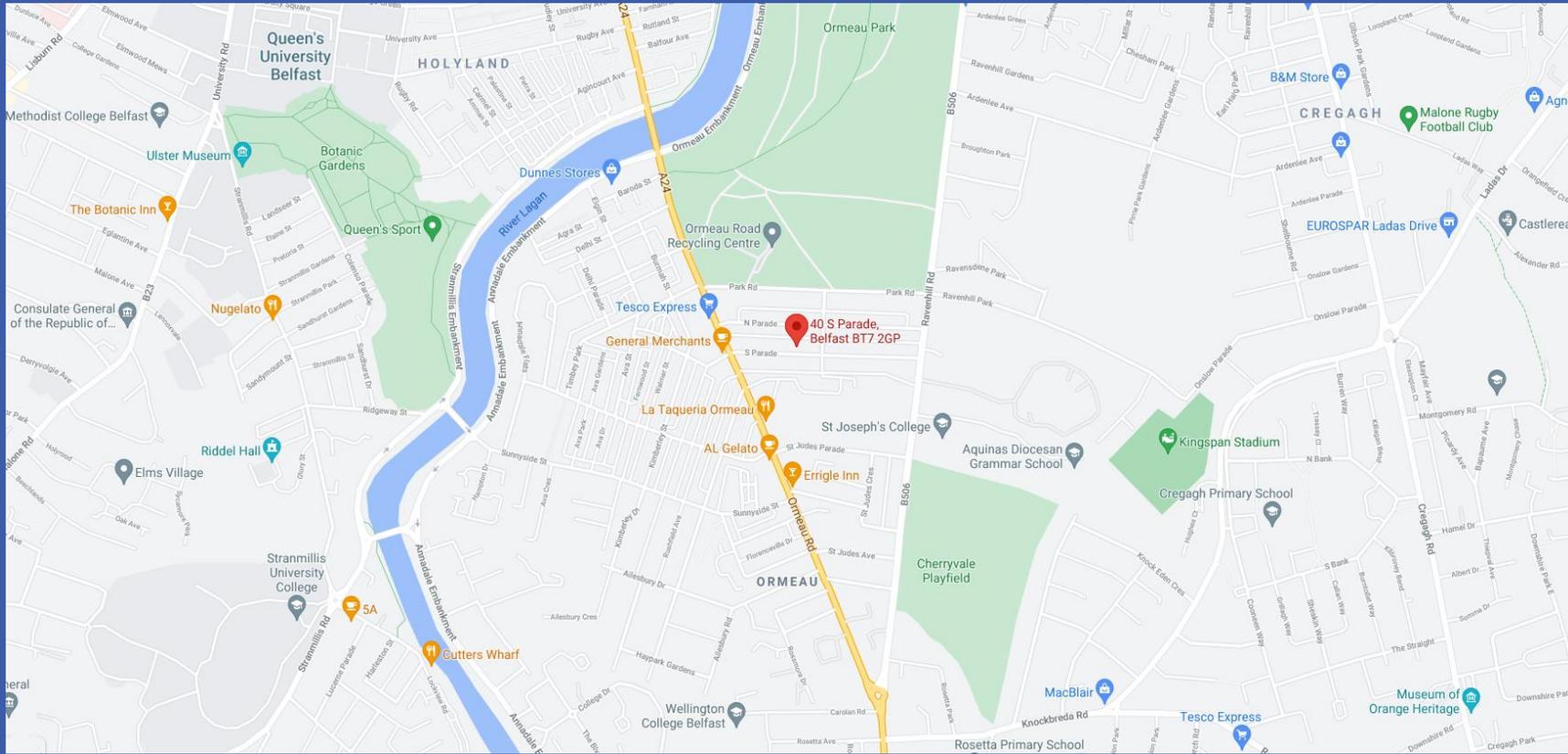
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**Directions:**

See map.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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