



A beautifully presented and well cared for mid terrace property in a popular location with convenient access to the city centre and also close to the increasingly popular area of the Ormeau Road with bars, cafes, restaurants and public transport.

The accommodation comprises; bright entrance hall, lounge open plan to dining room with patio doors to rear garden and modern fitted kitchen. On the first floor there are three well proportioned bedrooms and modern bathroom.

Externally there are delightful paved gardens, ideal for entertaining to the rear, bin store and storage shed.

In addition the property benefits from uPVC framed double glazed windows and oil fired central heating.

We can highly recommend an internal inspection, ideal for an owner occupier or investor.

Offers Over  
£197,500

24 Timbey Park,  
Belfast,  
BT7 3BT

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Viewing by  
appointment  
through agent  
028 9066 3030

- Beautifully Presented and Well Cared for Mid Terrace Walking Distance of Ormeau Road Amenities
- Bright Entrance Hall
- Lounge with Hole in Wall Fireplace Open Plan to Dining Room with Patio Doors to Rear
- Modern Fitted Kitchen with range of Appliances
- Three Well Proportioned Bedrooms
- Modern Bathroom
- Oil Heating / Double Glazed Windows
- Front Paved Forecourt, Excellent Sized Paved Rear Gardens with Storage Shed and Bin Store
- Conveniently located within easy access to public transport links to Belfast City Centre including local amenities on the Ormeau and Stranmillis Road
- Ideal for an Owner Occupier or Investor

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Understairs storage, laminate wood effect floor.

LOUNGE & DINING AREA: 19' 9" x 15' 4" (6.02m x 4.67m) (at widest points). Built-in shelving, hole in the wall fireplace with tiled hearth, uPVC doors to rear.

MODERN FITTED KITCHEN: 13' 3" x 6' 4" (4.04m x 1.93m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated oven and hob with extractor fan over, integrated fridge freezer, plumbed for washing machine, space for tumble dryer, integrated dishwasher, part tiled walls, laminate wood effect floor, uPVC door to rear.



## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 10' 6" x 10' 2" (3.2m x 3.1m) (at widest points). Laminate wood effect floor.

BEDROOM (2): 9' 4" x 9' 3" (2.84m x 2.82m) (at widest points). Laminate wood effect floor.

BEDROOM (3): 6' 4" x 5' 6" (1.93m x 1.68m) (at widest points). Laminate wood effect floor.

MODERN BATHROOM: White suite comprising low flush ec, pedestal wash hand basin, panelled bath with electric shower over, part tiled walls, hotpress.

## Outside

Paved front terrace with brick wall and gate. Large enclosed paved garden with beds, trellis wooden fencing, shed, bin store, oil boiler.

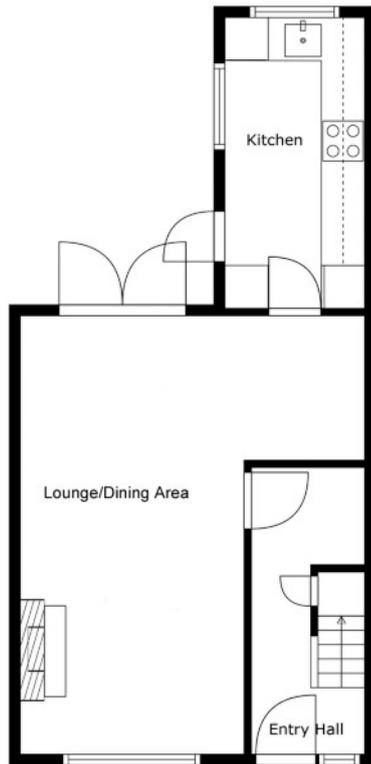


Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

Location:

From Ormeau Road turn into Haywood Avenue and Timbey Park is on the right hand side.



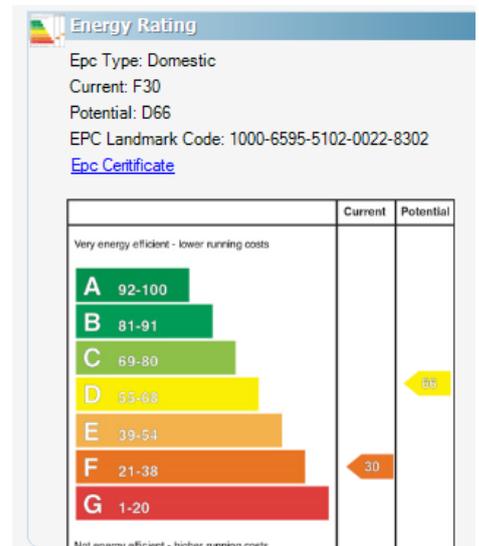
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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