



An exceptional semi-detached family home built circa 1910 in a convenient position close to local schools, the ever buoyant Ormeau Road just round the corner from the Forestside Shopping Complex and easy access into the City Centre.

The accommodation comprises; spacious reception hall, lounge and separate living room to the front with bay windows, breakfast room with pantry off and fitted kitchen with secondary pre kitchen and utility room. There is a downstairs home office/study. The accommodation is adaptable for differing family needs and has six excellent sized bedrooms, if required, and a modern bathroom.

The house maintains many fine features throughout with high ceilings, bays and cornicing and has been well cared for but now requires modernisation. The property benefits from uPVC double glazed windows and oil fired central heating.

Externally there is ample parking to the side and rear and a detached garage. There are lawned gardens, beds and hedging to the front.

A substantial family home in a highly sought after area. We recommend an early viewing.

Offers Over
£495,000

448 Ormeau Road,
BELFAST,
BT7 3HY

Viewing by
appointment
through agent
028 9066 3030

- Substantial Semi-Detached Home In Prime Location Close to Many Amenities and Ease of Access Into The City
- Entrance Porch and Gracious Reception Hall with Cloakroom/wc
- Lounge and Separate Living Room with Bay Windows
- Breakfast Room with Pantry off and Rear Hall
- Fitted Kitchen and Secondary Pre Kitchen
- Utility Room
- Downstairs Home Office / Study
- Adaptable Accommodation with Six Excellent Sized Bedrooms
- Modern Bathroom
- Oil Heating / Double Glazed Windows
- Side and Rear Parking Areas, Detached Garage
- Front Gardens in Lawns with Beds and Hedging
- Convenient Location with Close Proximity to Popular Local Schools & the Vibrant Ormeau Road and Forestside Shopping Complex
- Charming Home which Has been Well Cared for But Priced to Allow for Modernisation



The Property Comprises:

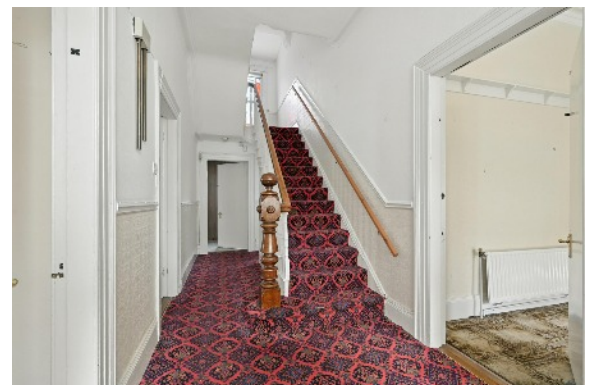
Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE PORCH: Ceramic tiled floor and feature glazing to . . .

RECEPTION HALL: Cornice ceiling, ceiling rose.

CLOAKROOM: Low flush wc, wash hand basin, panelled walls.



LOUNGE: 18' 5" x 13' 0" (5.61m x 3.96m) Slate fireplace, part wooden panelling and shelving, cornice ceiling, ceiling rose, plate rack, bay window.



LIVING ROOM: 20' 0" x 13' 1" (6.1m x 3.99m) Bay window, built-in units and shelving, cornice ceiling, ceiling rose, plate rack.



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BREAKFAST ROOM: 16' 6" x 13' 4" (5.03m x 4.06m) (at widest points). Painted fireplace with tiled inset and hearth, shelving, plate rack, side bay.



PANTRY: 8' 0" x 6' 7" (2.44m x 2.01m) (at widest points). Single drainer stainless steel sink unit, shelving, units, part tiled walls.

REAR HALL: Ceramic tiled floor, hardwood door and glazing to rear.

First Floor Return

LANDING: Stained glass window.

SECONDARY KITCHEN: 12' 6" x 12' 1" (3.81m x 3.68m) Range of units and work surfaces, panelled walls.

FITTED KITCHEN: 13' 8" x 6' 9" (4.17m x 2.06m) Range of high and low level units, work surfaces, 1.5 bowl single drainer sink unit, part tiled walls.



UTILITY ROOM: 7' 5" x 6' 9" (2.26m x 2.06m) Work surfaces, plumbed for washing machine.

STUDY: 11' 7" x 10' 1" (3.53m x 3.07m) Cast iron fireplace with tiled inset, hotpress, low voltage spotlights.

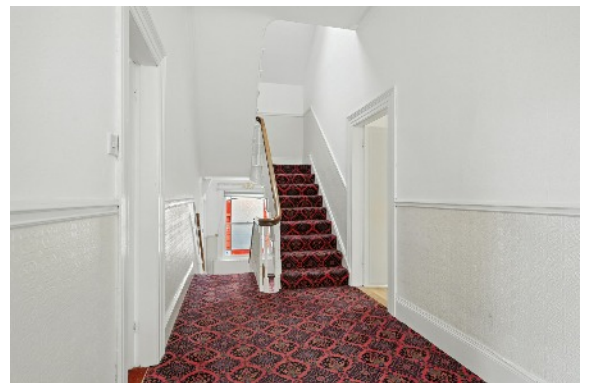
MODERN BATHROOM: White suite comprising low flush wc, bidet, pedestal wash hand basin, panelled bath with telephone hand shower, fully tiled shower cubicle, fully tiled walls, wooden floor.



First Floor

LANDING: Cornice ceiling.

BEDROOM (1): 19' 10" x 11' 9" (6.05m x 3.58m) (into wardrobe). Range of built-in wardrobes, cornice ceiling, bay window.



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BEDROOM (2): 16' 8" x 12' 2" (5.08m x 3.71m) (at widest points). Range of built-in wardrobes and drawers, cornice ceiling.

BEDROOM (3): 16' 2" x 12' 10" (4.93m x 3.91m) (at widest points). Range of built-in wardrobes and drawers, cornice ceiling.



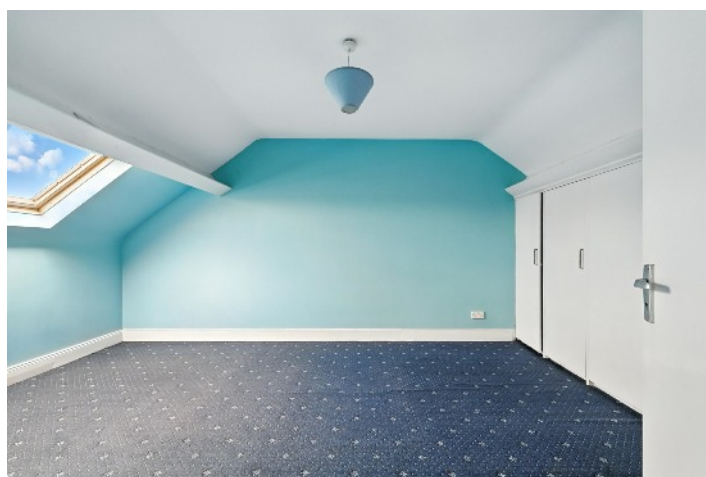
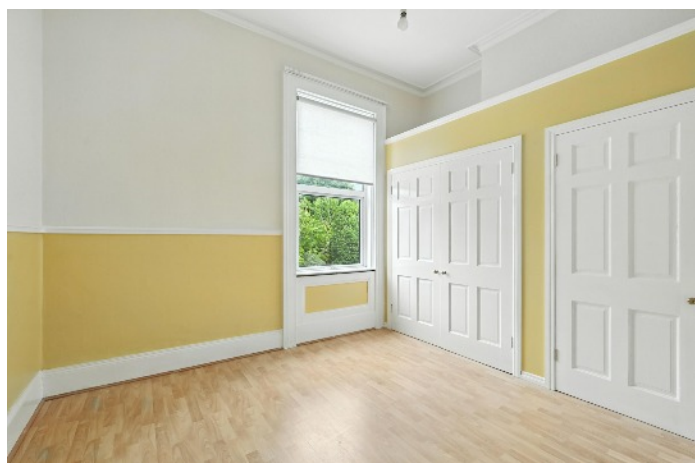
BEDROOM (4): 12' 2" x 10' 6" (3.71m x 3.2m) (at widest points). Laminate wood floor, twin built-in wardrobes.

Second Floor

LANDING: Velux window, built-in wardrobes and mirrored doors.

BEDROOM (5): 14' 10" x 12' 3" (4.52m x 3.73m) (at widest points). Painted cast iron fireplace, built-in wardrobes and mirrored doors, Velux window.

BEDROOM (6): 15' 5" x 11' 10" (4.7m x 3.61m) Velux window, built-in wardrobes.



Outside

Tarmac driveway to . . .

DETACHED GARAGE: 21' 1" x 19' 10" (6.43m x 6.05m) (at widest points). Up and over doors.

Two paved car parking spaces and tarmac side driveway. Enclosed paved yard. Boiler house with oil fired boiler and oil tank. Garden store.



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Location:

From the Ormeau Road roundabout heading towards Forestside, 448 Ormeau Road is on the left just after Galwally.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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