



This exceptional mid-terrace residence has been beautifully restored by its present owner. Retaining the charm of its era, it provides bright and airy rooms with high ceilings, architraves, corbels, cornicing, ceiling rose, reclaimed wood flooring and original doors but also providing a sleek fresh feel throughout with its contemporary decor and modern finishes.

Extensively renovated between 2013- 2015 works include gas heating, insulation to walls, floors, roof and roofspace. No. 13 has also been partially rewired and replumbed and beautiful reclaimed wooden floor boards laid in the living and dining area.

Literally steps onto the Ormeau Road, this will appeal to those seeking easy access to all those amenities including shops, cafes, eateries, public transport and so much more. With little to do but move in, we would urge viewing at your earliest convenience.

Offers Over
£215,000

13 Rushfield Avenue,
Ormeau,
Belfast,
BT7 3FP

Viewing by
appointment
through agent
028 9066 3030

- Beautifully renovated spacious mid terrace residence
- Four well-proportioned bedrooms
- Spacious lounge open plan to dining room with 'Charnwood' multi-fuel burning stove
- Contemporary bathroom suite with bath and separate shower cubicle
- uPVC double glazing
- Partially rewired and replumbed
- All walls and floors insulated
- Modern fitted kitchen with integrated oven, hob, fridge/freezers
- Gas fired central heating system
- Security alarm system
- Excellent location for those seeking easy access to the Ormeau Road amenities, local transport, shops, cafes and restaurants
- Immediate access to buses, shops, cafes and restaurants
- Beautiful reclaimed wood flooring in hall, lounge and dining room (concrete floors laid underneath)
- Roofspace insulated, damp proof course, woodworm and timber preservation (all guarantees will be provided)

The Property Comprises:

Ground Floor

Composite front door to:

RECEPTION HALL: Reclaimed wood strip flooring, architraves, cornice ceiling, corbels and ceiling rose.



LOUNGE OPEN PLAN TO DINING: 23' 9" x 10' 9" (7.24m x 3.28m) (into bay). Reclaimed wood strip flooring, 'Charnwood' multi-fuel stove, tiled hearth, tiled inset. Cornice ceiling. Under stair storage cupboard.

KITCHEN: 14' 1" x 7' 11" (4.29m x 2.41m) Range of high and low level units, formica work surfaces, one and a half bowl stainless steel sink unit, electric oven and four ring gas hob, stainless steel splashback, stainless steel extractor hood. Plumbed for washing machine, integrated fridge and freezer, plus additional freezer. Recessed spotlights. Ceramic tiled floor.



First Floor

LANDING: Storage cupboard.



BATHROOM: Shower cubicle with mains shower, panelled bath, low flush wc, wash hand basin with drawers below, part tiled walls. Recessed spotlights, ceramic tiled floor. Built-in cupboard with shelves.



BEDROOM (1): 15' 2" x 11' 1" (4.62m x 3.38m) (At widest points). Cornicing, ceiling rose, original flooring.

BEDROOM (2): 11' 0" x 9' 5" (3.35m x 2.87m) (At widest points). Original flooring.

Second Floor

LANDING: Access to roofspace.

BEDROOM (3): 15' 1" x 11' 3" (4.6m x 3.43m) Laminate flooring.

BEDROOM (4): 11' 2" x 9' 5" (3.4m x 2.87m)

Outside

Easily maintained forecourt.

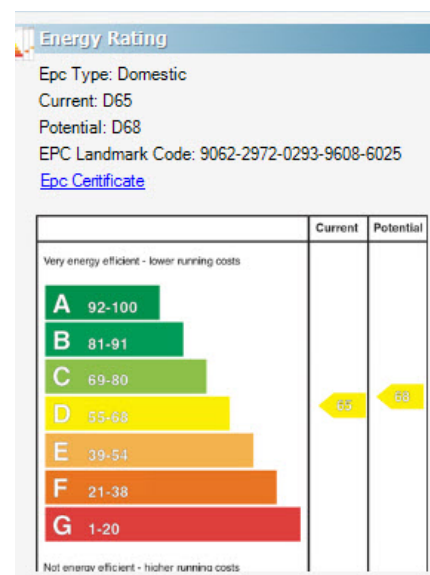
Enclosed rear courtyard, storage cupboard, door to rear.

is on the right hand side, after Deramore Avenue.

Location:

Heading countrybound on the Ormeau Road, cross river and go past Ormeau Bakery. Rushfield

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



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