



Located just off the highly sought after Ormeau Road, this exceptional mid terrace property offers convenience, comfort and contemporary living. Ideally positioned for easy access to public transport the home is a short commute to Belfast City Centre and close to a wide range of local amenities including leading schools, Forestside Shopping Centre, Ormeau Road and the Ulster Rugby ground.

No. 535 has been thoughtfully updated to meet the needs of a modern home owner. The ground floor offers a bright and spacious open plan living area created by the removal of an original partition wall ideal for both relaxing and entertaining. The stylish fully fitted kitchen boasts generous space, a large breakfast island and seamlessly flows to the dining area. Upstairs the first floor comprises of a contemporary bathroom, principal bedroom with a walk-in dressing room and ensuite shower room, along with an additional well-proportioned bedroom. The second floor includes two further bedrooms, offering flexible accommodation for family, guests or home working. Additional benefits include double glazed windows throughout, gas fired central heating and an enclosed rear garden ideal for outdoor entertaining.

This charming home offers an inviting atmosphere and will appeal to a wide range of buyers.

Offers Over
£499,950

535 Ormeau Road,
BELFAST,
BT7 3JA

Viewing by
appointment
through agent
028 9066 3030

- Impression period style terrace home located on the bustling Ormeau Road
- Bright and spacious accommodation spread across three floors
- Living room and family room with built-in TV display unit
- Contemporary modern fully fitted kitchen with large breakfast island open plan to ample dining area
- Charming character with many original features in immaculate condition
- Four double bedrooms over two floors, Principal with ensuite and walk-in dressing room
- Enclosed rear garden ideal for outdoor entertaining
- Double glazed windows throughout/Gas fired central heating



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Original tiled floor, PVC composite front door to:

RECEPTION HALL: Victorian tiled floor, cornice ceiling, ceiling rose.

LIVING ROOM: 13' 10" x 13' 2" (4.22m x 4.01m) Engineered light oak wooden floor, hand painted timber surround fireplace, bio oil cast iron stove with tiled hearth. Bespoke built-in shelving and cupboards. Cornice ceiling, ceiling rose. Square archway through to:



FAMILY ROOM: 12' 6" x 11' 10" (3.81m x 3.61m) Bespoke built-in cupboards and shelving. Ceiling rose. Storage under stairs, light oak engineered wooden floor. Steps down to:



KITCHEN/LIVING/DINING: 21' 8" x 15' 2" (6.6m x 4.62m) Modern fully fitted kitchen with excellent range of high and low level units, quartz stone work tops, glazed display unit, space for range cooker, quartz stone splashback, extractor fan and canopy above. Porcelain tiled floor, concealed Worcester gas fired boiler, integrated washer/dryer, plumbed for American style fridge/freezer, large breakfast island with quartz stone worktops, stainless steel inset sink unit, chrome mixer taps, integrated dishwasher, breakfast bar. Open to ample dining and living space with porcelain tiled floor, PVC double glazed French doors to rear garden. Additional uPVC double glazed access door to garden.



First Floor Return

Part panelled walls. Access to roofspace.

BEDROOM (4): 11' 2" x 9' 0" (3.4m x 2.74m) Bespoke built-in cupboards.



BATHROOM: White suite comprising low flush wc, walk-in shower with chrome overhead shower unit, vanity unit with chrome mixer taps and built-in cabinet below, bath with chrome mixer taps, fully tiled walls, raised chrome heated towel rail, low voltage spotlights, porcelain tiled floor, extractor fan.



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First Floor

LANDING:

BEDROOM (1): 16' 2" x 11' 8" (4.93m x 3.56m) Outlook to front. Sliding doors to walk-in dressing room with extensive range of built-in cupboards. Sliding door to:

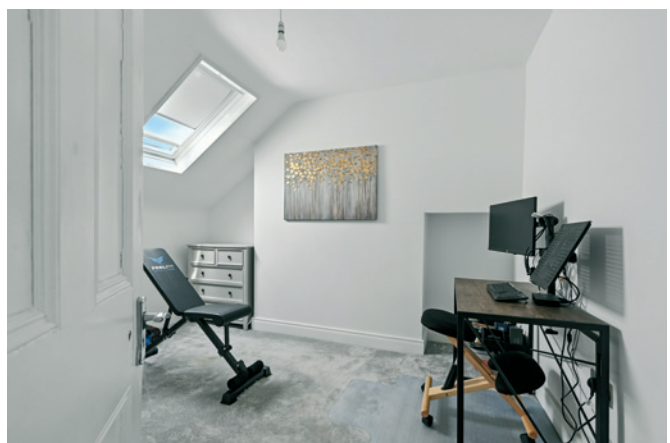
ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps, built-in cabinet below. Walk-in shower cubicle with chrome overhead shower unit, fully tiled walls, ceramic tiled floor, chrome heated towel rail, extractor fan.



Second Floor

BEDROOM (2): 17' 5" x 11' 9" (5.31m x 3.58m) Outlook to front.

BEDROOM (3): 11' 8" x 8' 9" (3.56m x 2.67m) Velux window. Outlook to rear.



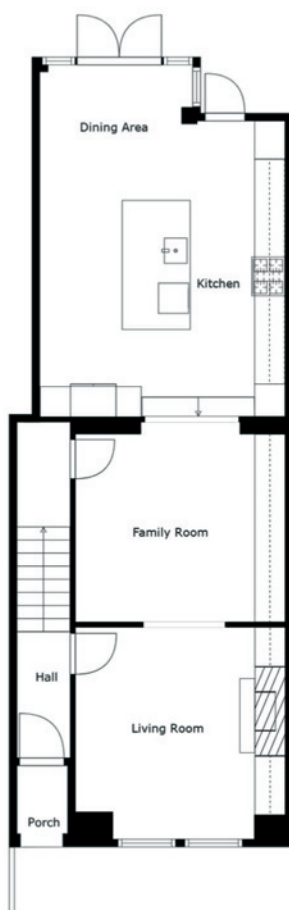
Outside

Enclosed rear garden laid in lawns with paved patio area. Garden shed.

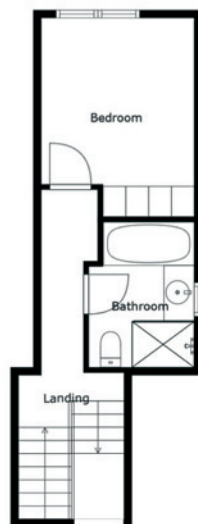


Location:

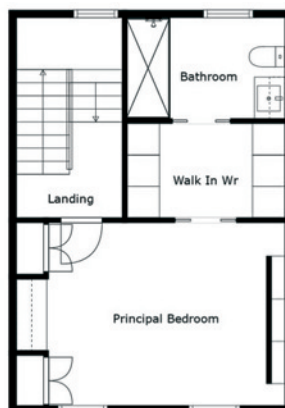
Travelling out of town No. 535 Ormeau Road is located on the right hand side.



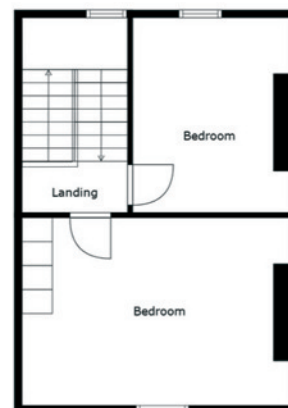
Floor 1



Floor 2



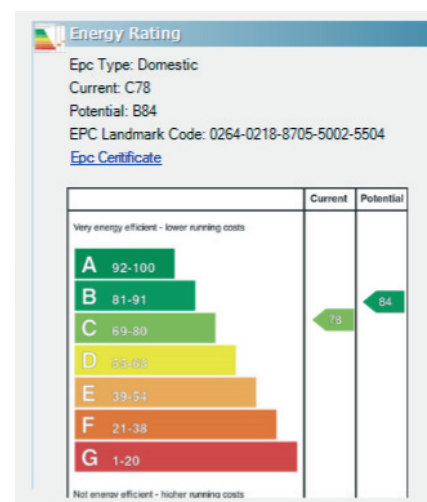
Floor 3



Floor 4

Sizes And Dimensions Are Approximate. Actual May Vary.

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