



## 24 St Judes Avenue, Ormeau / Ravenhill, Belfast, BT7 2GZ

**Asking Price £485,000**

St Judes is a popular tree lined avenue that links the Ormeau and Ravenhill Roads and offers convenience to the independent shops and cafés that join established names and as many local clubs and sports groups as you could wish for, Green open spaces to include Ormeau Park and Cherryvale Playing Fields, where park runs and outdoor social events are a regular feature.

For sporting enthusiasts, the Ulster Rugby stadium and Ormeau and Belvoir Park Golf Clubs are all within walking distance. The exemplary primary and secondary schools in the area means your educational needs are fully catered for and excellent connections into the City make travelling a breeze.

The property itself underwent architecturally supervised refurbishment and an extension in 2011, which involved creating a spacious modern home, whilst retaining and enhancing all the period features that make these properties so appealing.

The accommodation is spread over three floors with ground floor accommodation comprising, drawing room that leads to a family room, both with original fireplaces, cornicing and bespoke wood panelling, hand made, in frame, hardwood kitchen by Blackthorn Kitchens fitted in 2019 with Silestone quartz work surfaces open to dining area, utility room and shower suite. On the first floor there are three double bedrooms and bathroom suite, with the largest bedroom to the front, wired for surround sound and Tv points to facilitate this room being a first floor lounge if required. The top floor has two further bedrooms, one with walk-in dressing area that leads to en-suite bathroom. Outside there is a garden laid in lawn bordered by mature hedging to the front and enclosed rear patio area with storage facility.

A fantastic period home with nothing to do but add furniture.

- Sympathetically Renovated and Refurbished Town Terrace Home
- Five Double Bedrooms
- Drawing Room With Original Cast Iron Fireplace Bespoke Bi Folding Doors To Family Room
- Utility Room & Downstairs Shower Room
- Gas Heating/ Prestige Heritage Sliding Sash Windows to Front/Hardwood Casement To Rear
- Modernised Whilst Retaining Many Of The Period Features
- Master Suite With Dressing Room & En-Suite Bathroom
- Hand Made & Hand Painted In Frame Kitchen Open To Dining Room
- White Bathroom Suite First Floor
- Front Garden Laid In Lawn / Enclosed Rear Patio & Purpose Built Store

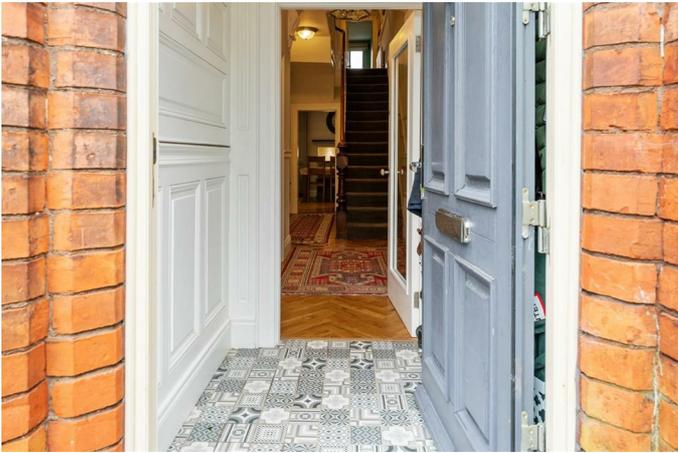
Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC



Terracotta tiled pedestrian pathway to entrance.

### The Accommodation Comprises



Hardwood front door with fanlight to entrance porch, decorative tiled floor, wood panelling, cornice.

### Entrance Hall

Glass panelled inner door to hallway, solid oak Junckers herringbone flooring. Original cornice and plaster mouldings.

### Drawing Room 17'4 x 14'2 (5.28m x 4.32m)



Into Bay. Restored original slate fire surround and cast iron inset, slate hearth, cornice, ceiling rose, solid oak Junckers herringbone flooring. Bespoke wood panelling to incorporate storage and shelving either side of fire place. Also commissioned at the same time was an Intricate door frame surround to the Bi folding doors that lead into the family room.

Plantation style window shutters.

### Family Room 11'2 x 11'2 (3.40m x 3.40m)



Restored original slate fire surround with cast iron inset, slate heath. Cornice, ceiling rose, wood panelling incorporating display shelving either side of fireplace. Solid Oak Junckers herringbone flooring.

## Shaker Style Kitchen / Dining 18'1 x 15'7 (5.51m x 4.75m)



At widest points.

Bespoke hand made & hand painted, in-frame hardwood fitted kitchen with Nordic birch wood internal cabinets, silestone quartz work surfaces, integrated fridge and dishwasher, two double door, larder cupboards. Stainless steel Franke Sink unit with Perrin & Row tap and rinse. Peninsula Island with matching silestone quartz work surface to include breakfast bar. Large format terrazzo style porcelain tiled floor. Access is provided to the utility area and double doors lead out to enclosed patio area. To the dining area there is a built in storage bench with an illuminated recessed shelf above. Large format terrazzo style porcelain tiled floor.

## Utility Room



Range of high and low level units, integrated freezer, single drainer stainless steel sink unit with mixer taps, part tiled walls, large format terrazzo style porcelain tiled floor continued from kitchen. Hot press.

## Downstairs Shower Suite



Comprising walk-in shower cubicle with chrome shower unit, wash hand basin, low flush w/c, Fully tiled walls with circular mosaic detailing. Tiled floor.

## First Floor



## Master Bedroom 19'3 x 13'8 (5.87m x 4.17m)



Restored original slate fire surround with arched cast iron insert. Cornice and ceiling rose, picture rail, wired for surround sound. Plantation style window shutters.

### Bedroom Two 12'2 x 11'2 (3.71m x 3.40m)



Cast Iron fire place, cornice and picture rail.

### Bedroom Three 10'4 x 10'1 (3.15m x 3.07m)



### White Bathroom Suite



Comprising panelled bath with mixer taps, large sink unit with mixer taps and double width drawers below, illuminated vanity unit above, low flush w/c. Terrazzo style porcelain tiles to floor and bath panel, fully tiled walls with feature textured tiles above bath.

## Second Floor



## Bedroom Four 13'7 x 10'5 (4.14m x 3.18m)



Cast Iron fire place with slate hearth.  
Plantation style window shutters.

## Dressing Room



Cast Iron fire place with slate hearth.

### En-suite Bathroom



Comprising panelled, continental style bath with mixer taps and hand shower, wash hand basin with mixer taps and low flush w/c. Tiled walls with circular mosaic detailing, spotlights.

### Bedroom Five 13'7 x 10'5 (4.14m x 3.18m)



Oak effect laminate flooring. Plantation style window shutters.

### Landing

Access to roof space via fold down ladder, light and power.

### Outside Front

Garden laid in lawn to the front bordered by mature hedging, terracotta tiled pathway to entrance.

External sockets

## Outside Rear



Enclosed rear with decorative Tobermore block paved patio, ideal BBQ area. Purpose built and insulated storage facility with light and power, sun tunnel to provide some natural light. (7'4 x 7'4). External sockets.

### Please Note

In 2011 the current vendors commissioned an extension and refurbishment of the property that was architecturally designed and supervised, (Bradley McClure)

Windows replaced with Muster Joinery Prestige Heritage collection sliding sash to the front with prestige hardwood casement windows to the rear.

Kingspan insulation on external walls where possible.

Complete re-wire, cat 6e cabling. Totally re-plumbed with Myson radiators and new gas boiler, high pressure hot water cylinder, all new pipework to main sewer.

Whole of ground floor, first floor landing and whole of second floor replaced with structural ply.

Tv cabling above fireplaces - HDMI's & twin cat 6e cabled to tv points.

Chimneys re-flashed, re-pointed, new pots and cowls fitted.

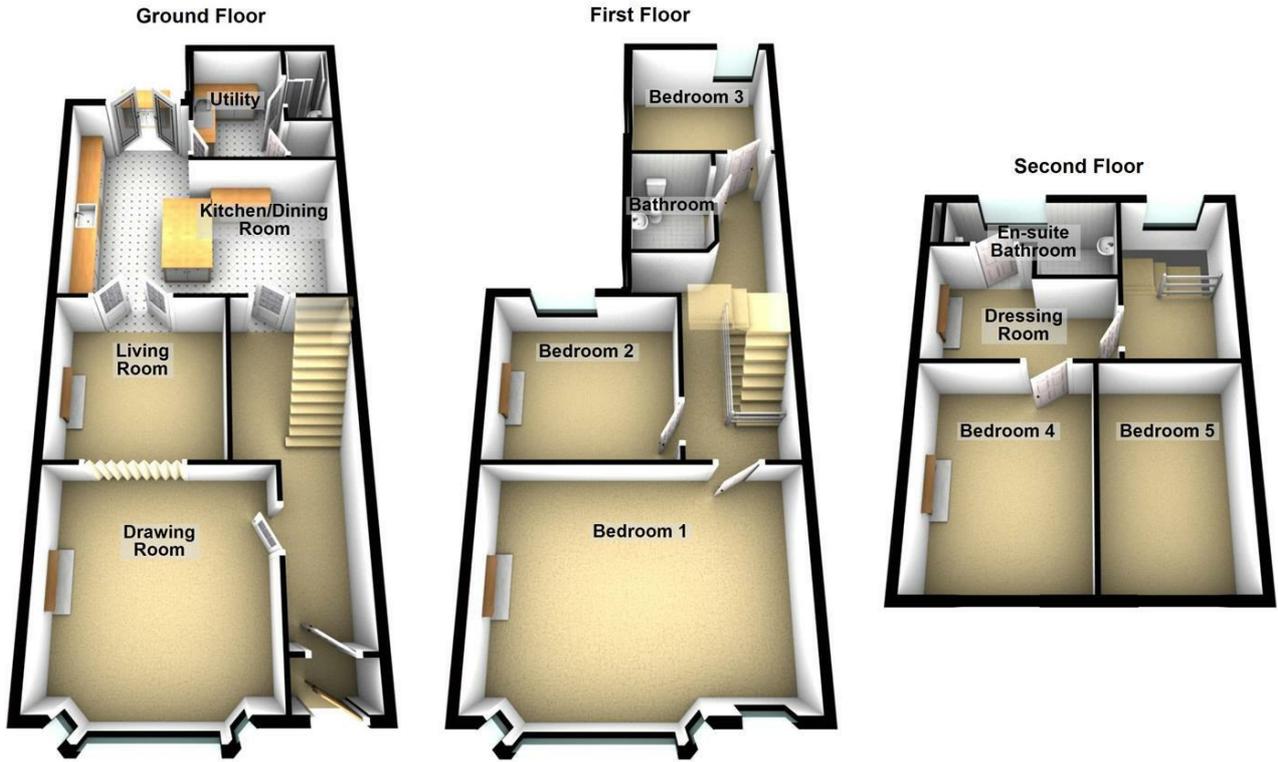
Damp proof course fitted in 2011 (20 year warranty).

Front Door replaced with Munster Signature hardwood door and rear prestige hardwood patio doors installed.

All subfloor timbers were removed, subfloors rebuilt incorporating insulation boards and replaced with new joists, structural plywood and external subfloor vents to improve energy performance.

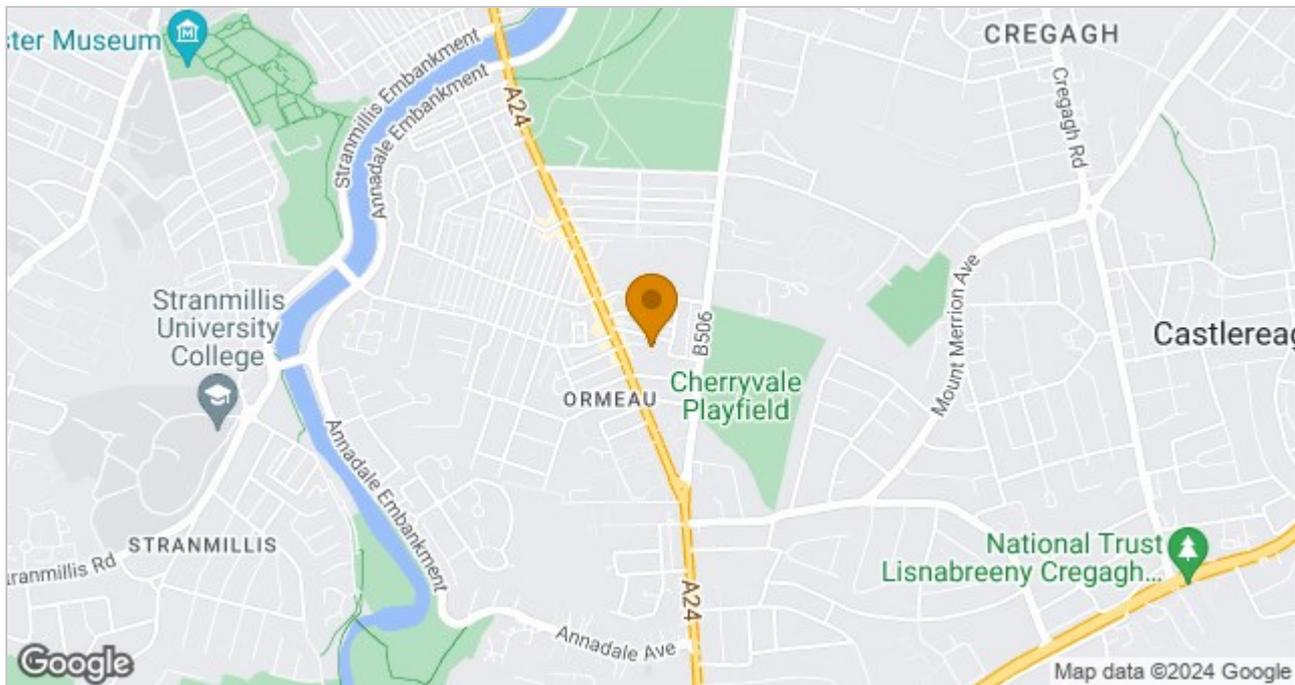
New kitchen, tiling and Junckers solid oak flooring fitted throughout grounds floor in 2019.

# Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

# Area Map



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