



## 8 St. Judes Square, Off Raby Street / Ormeau Road, Belfast, BT7 2WA

**Asking Price £195,000**

Tucked away off Raby Street on the Ormeau Road, this modern town house offers convenience to all the cafes, restaurants, entertainment facilities on the Ormeau Road and transport links to Belfast City Centre.

Of a more recent construction than the the surrounding properties, this town house comprises two double bedrooms, lounge / dining open to modern fitted kitchen and white shower suite on 1st floor.

In addition the property benefits from a gas heating system and double glazing.

Outside there are 2 designated parking spaces for added peace of mind and security.

This home would make an excellent first time purchase and / or investment.

- End Terrace Home
- White Shower Suite
- Gas Heating
- 2 Designated Parking Spaces
- No Management Fees
- Two Double Bedrooms
- Lounge Dining Open To Modern Fitted Kitchen
- Double Glazed
- 2 Minutes Walk To The Ormeau Road

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		74	75
(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

## Entrance

Open entrance porch, glass panelled front door to entrance hall. Tiled flooring.

## Lounge /Dining /Kitchen 19'7 x 17'5 (5.97m x 5.31m)



Laminate flooring to the lounge/dining area.

Modern fitted kitchen with full range of shaker style units, built in hob and under-oven. Integrated fridge freezer, single drainer sink unit with mixer taps, plumbed for dishwasher, Under stairs storage. Tiled flooring in the kitchen area. Part tiled walls. Spot-lights.





**First Floor**



**Bedroom One 13'1 x 10'0 (3.99m x 3.05m)**



Double built in robes. Inward opening pvc doors to Juliet style balcony.



**Bedroom Two 10'7 x 7'6 (3.23m x 2.29m)**



Built in robes.

## White Shower Suite



Shower suite walk in shower cubicle with chrome shower unit, wash hand basin, vanity mirror above, low flush w.c Part tiled walls. Tiled flooring. Spot-lights.



## Landing

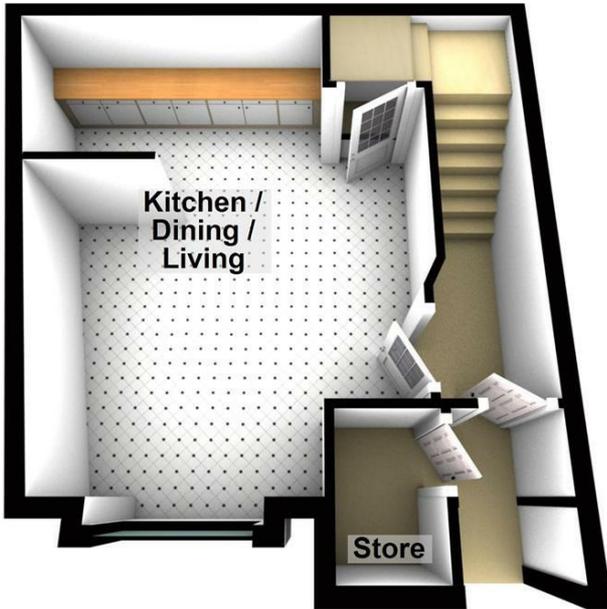
Double doors to large storage area currently housing a plumbed for washing machine and space for a tumble dryer. Access to roof space partially floored.

## Outside

With number 8 there are two designated parking spaces. At the entrance there is also access to a storage area.

## Floor Plan

**Ground Floor**

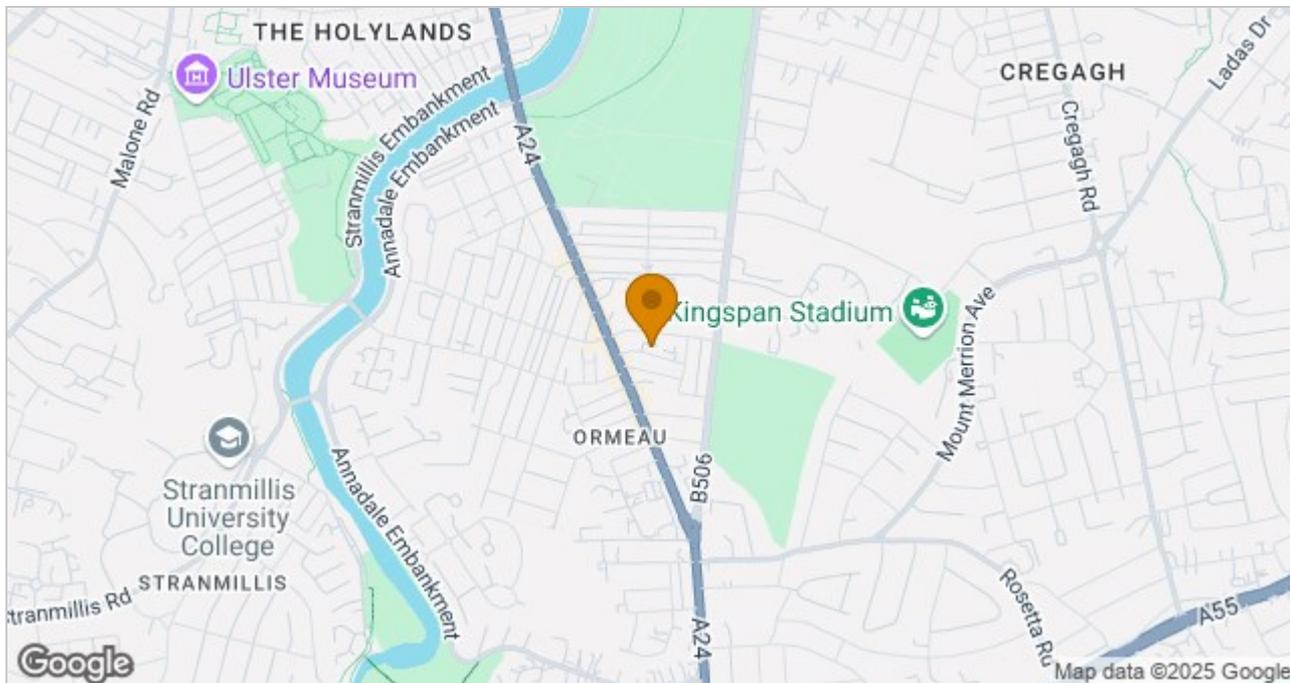


**First Floor**



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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