



## 40 Upper Stanfield Street, Ormeau Road,, Belfast, BT7 2DN

**Asking Price £135,000**

Upper Stanfield Street is in a convenient, City Centre location with St Georges Market and Victoria Square only a few minutes walk away. A fantastic location with all the shops, restaurants and entertainment facilities on your door step.

The property itself comprises two bedrooms, one reception room, fitted kitchen and white shower suite.

Further benefits include a gas heating system, double glazing and patio area to front and side.

An excellent home in a great location so close to the City Centre.

- Ground Floor Apartment
- Spacious Lounge
- Shower Suite
- Double Glazed
- City Centre Location
- Two Good Sized Bedrooms
- Fitted Kitchen
- Gas Heating
- Patio Area to Front & Side

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Northern Ireland		

### Entrance Hall

Pvc glass panelled front door wiht glazed side panels to entrance porch. Tiled flooring. Glass panelled inner door to hallway.

### Lounge 15'2 x 11'0 (4.62m x 3.35m)



Laminate flooring.

### Fitted Kitchen 11'0 x 6'4 (3.35m x 1.93m)



Full range of high and low level units, built in gas hob, overhead extractor fan, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine. Integrated fridge freezer. Part tiled walls. Tiled flooring.

### First Floor

### Bedroom One 10'6 x 10'6 (3.20m x 3.20m)



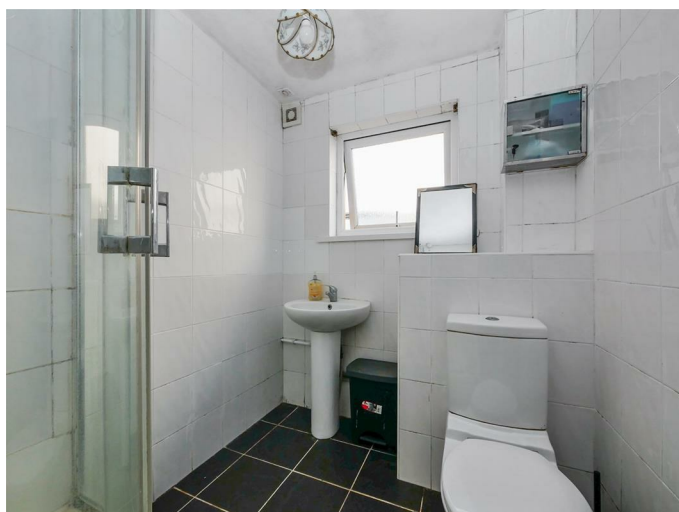
Laminate flooring.

### Bedroom Two 10'6 x 8'5 (3.20m x 2.57m)



Built in storage. Housing a gas boiler. Laminate flooring.

### Shower Suite



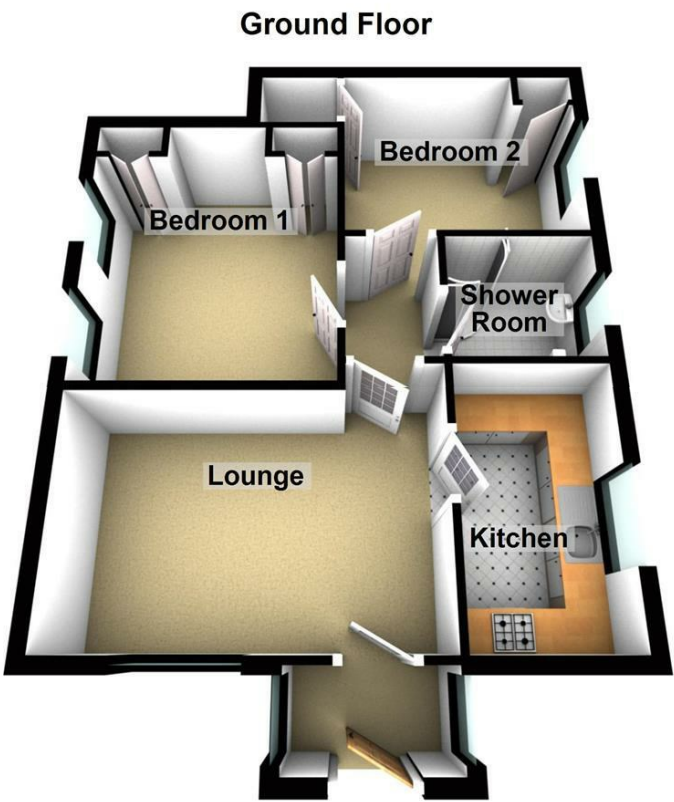
Comprising corner shower cubicle, pedestal wash hand basin, low flush w.c Fully tiled walls. Heated chrome towel rail.

### Outside Front



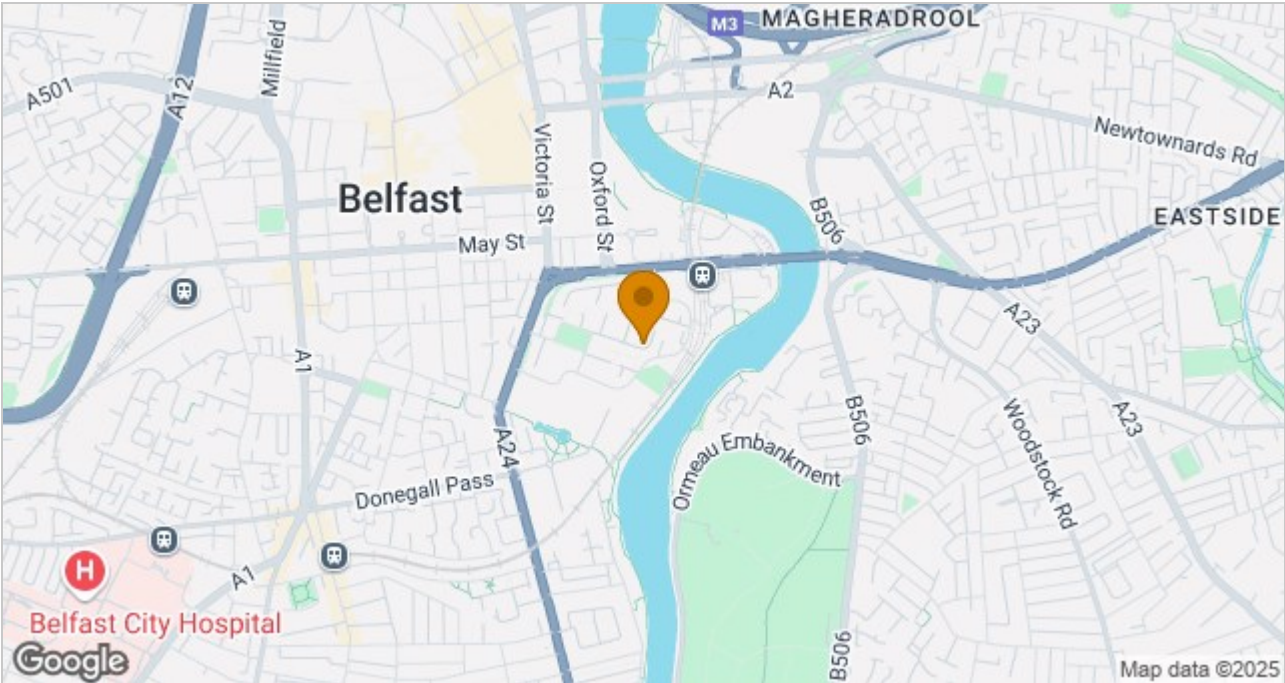
Front to side patio.

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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