




25 Rushfield Avenue, Ormeau Road, Belfast, BT7 3FP

Asking Price £229,950

Rushfield Avenue is a popular residential street, only a few minutes walk from the Ormeau Road with its array of cafés, restaurant's and entertainment facilities. The Ormeau Road also benefits from superb transport links to Belfast City Centre and is only a short distance from Queens University and Stranmillis Village. Internally this property offers a fantastic mix of traditional features and contemporary living, from the original plaster moulding to the fitted kitchen, luxury white bathroom suite with jacuzzi bath with additional shower cubicle and it has been finished with gas heating and double glazed windows. The accommodation comprises spacious lounge to the front, lounge / dining, a fitted kitchen to the rear and two bedrooms with a deluxe white bathroom suite on the first floor with additional utility room. On the 2nd floor is bedroom 3 with excellent storage and an en-suite wet room. The present owners have presented the property to an excellent standard throughout and transformed the enclosed rear yard to an inviting, usable outside space. This home would make a fantastic first time purchase, with nothing to do but add furniture.

- Amazing 3 storey mid terrace home on the doorstep of the Ormeau Road
- Top floor bedroom benefits from an en-suite wet room
- Modern fitted kitchen
- Gas central heating
- High standard of finish throughout
- Three good size bedrooms
- Lounge open to the dining area
- Deluxe 1st floor bathroom with additional shower cubicle
- Double glazed windows
- Many original features maintained

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive	

The accommodation comprises

Front door leading to the entrance hall

Entrance hall



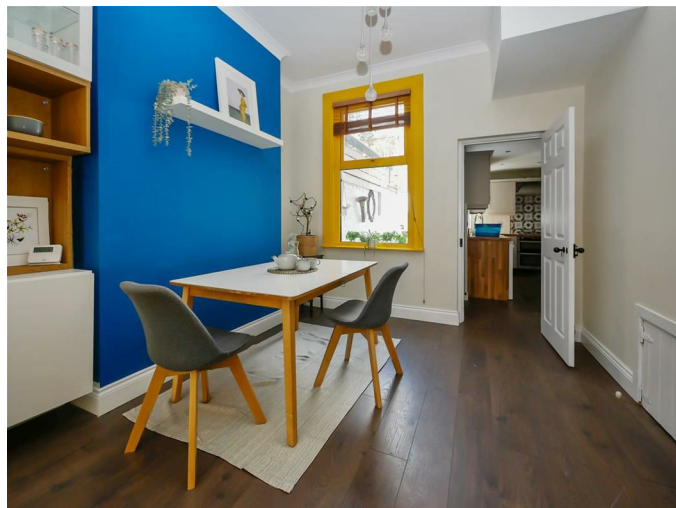
Tiled floor. Sliding door leading to the lounge / dining

Lounge / dining 25'3 x 10'7 (7.70m x 3.23m)



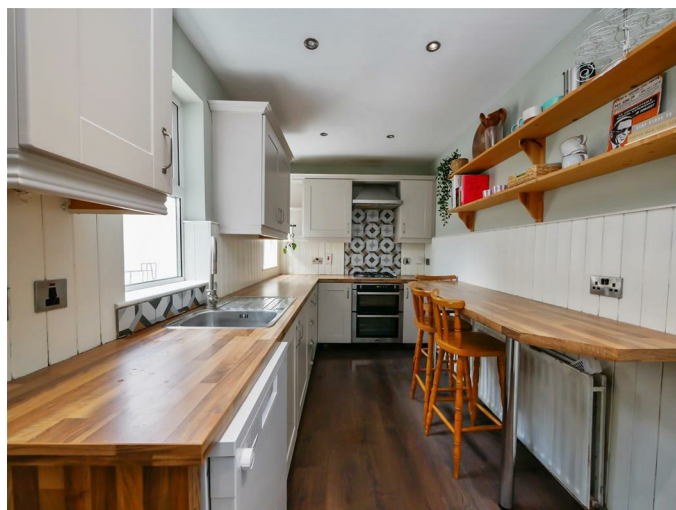
Original fireplace with decorative tiled inset, raised hearth housing an open fire, laminate flooring, open to the dining area.

Dining area



Laminate flooring.

Kitchen 14'8 x 6'5 (4.47m x 1.96m)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part wood panelled walls, 4 ring gas hob and under oven, extractor fan, plumbed for dishwasher, laminate flooring, recessed spotlights, breakfast bar, under stairs storage.

1st floor

Bedroom 1 14'9 x 12'5 (4.50m x 3.78m)

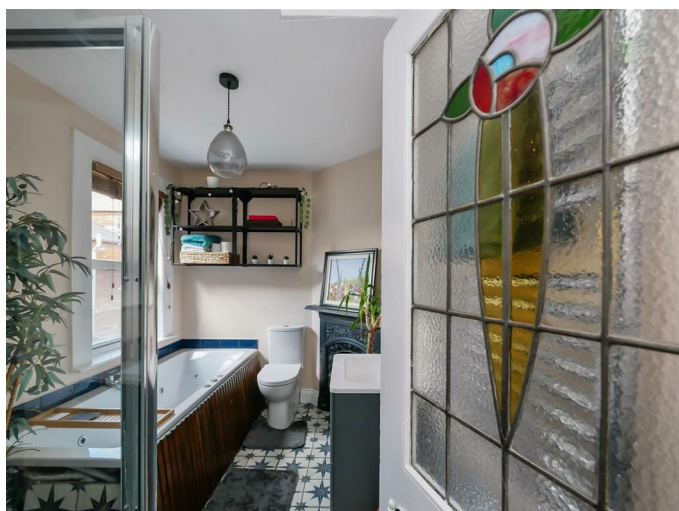


Built in shelving.

Bedroom 2 10'8 x 8'5 (3.25m x 2.57m)



Rear return

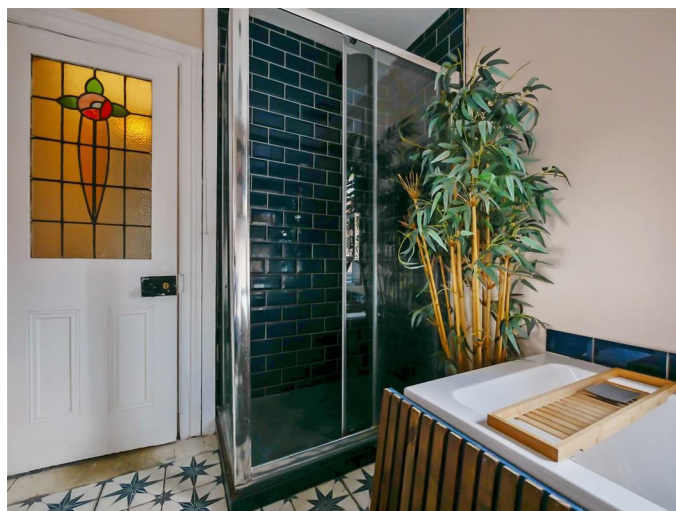


Bathroom 9'7 x 7'1 (2.92m x 2.16m)



Luxury white suite comprising Jacuzzi bath with mixer taps and telephone hand shower. Corner shower cubicle with thermostatically controlled shower, wash hand basin with storage below, chrome towel radiator, original fireplace.

Additional bathroom image



Utility / storage 8'1 x 4'3 (2.46m x 1.30m)
Wash hand basin, plumbed for washing machine.

2nd floor

Bedroom 3



2 x roof windows, recessed spotlights. Eaves storage, built in robes, shelving.

Wet room



Comprising thermostatically controlled shower, low flush w/c, pedestal wash hand basin, extractor fan, recessed spotlights.

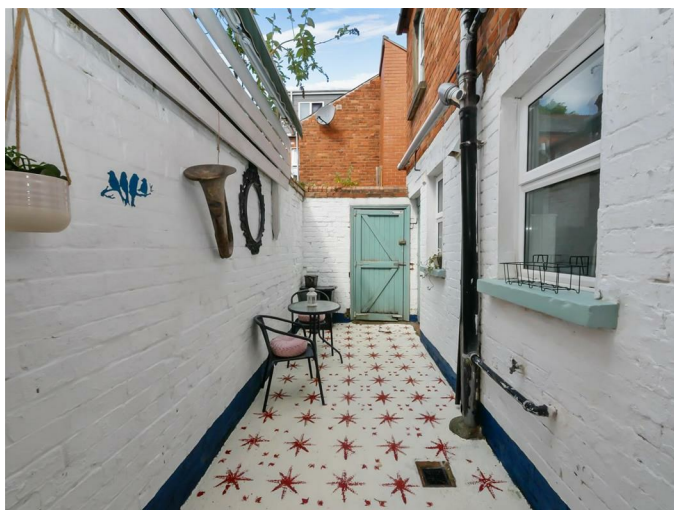
Outside

Front garden



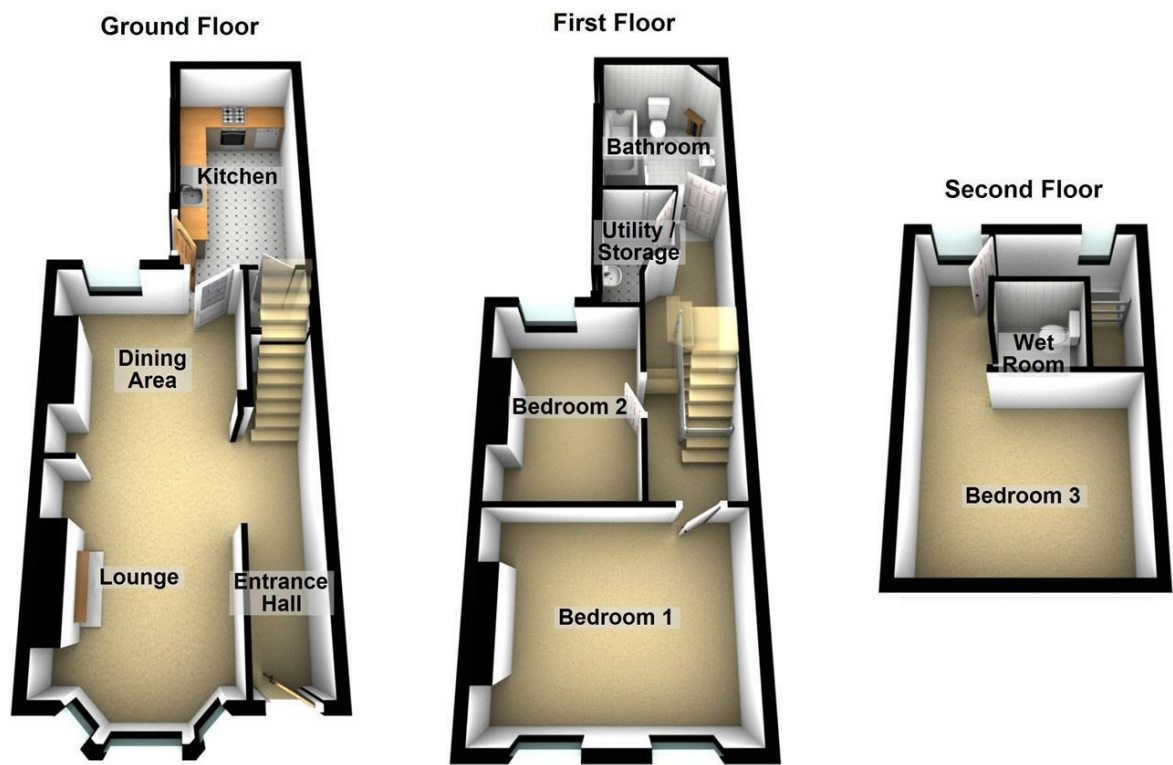
Small garden area to the front.

Rear yard

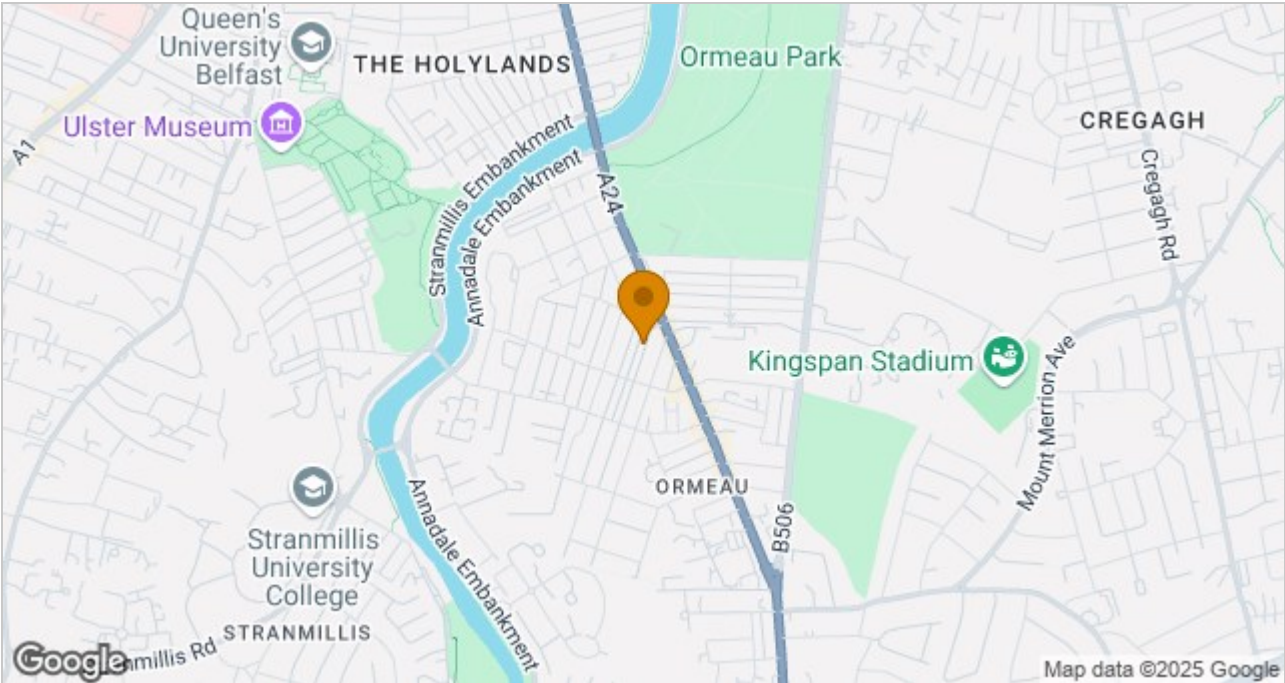


Enclosed rear yard with outside storage, outside tap.

Floor Plan



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DONAGHADEE 028 9188 8000	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark