



## 22 Sunnyside Park, Sunnyside Street/Ormeau Road, Belfast, BT7 3DT

**Asking Price £185,000**

Sunnyside Park is always a popular location as it offers convenience to the Ormeau Road and Stranmillis Village, with all the coffee shops, restaurants and entertainment facilities as well as the lagan tow path that provides easy access to the City Centre.

The property itself offers spacious accommodation comprising three good sized bedrooms, one reception room, fitted kitchen / dining and a white shower suite on the first floor.

In addition the property benefits from an oil heating system and double glazing.

Outside there is an enclosed rear patio area.

An excellent home in a great location.

- End Terrace Home
- Spacious Lounge
- White Shower Suite
- Double Glazed
- Cul De Sac Location
- Three Good Sized Bedrooms
- Fitted Kitchen/Dining
- Oil Heating
- Enclosed Patio To Rear
- A Few Minutes Walk From Both Ormeau & Stranmillis

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(45-54) <b>E</b>		
(35-44) <b>F</b>		
(21-34) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
EU Directive 2002/91/EC		

### Entrance Hall

Pvc glass panelled front door to entrance hall. Wooden flooring.

### Lounge 14'0 x 13'1 (4.27m x 3.99m)



Wooden flooring continued from hallway.



## Fitted Kitchen / Dining 15'9 x 9'9 (4.80m x 2.97m)

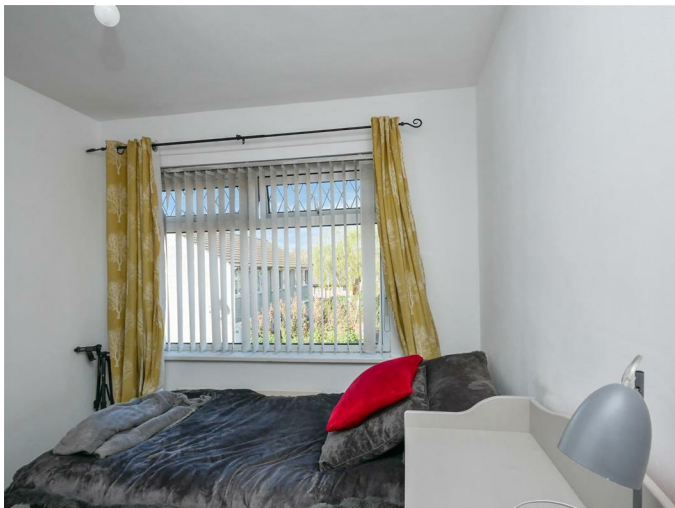


Full range of high and low level units, glazed display cabinets, built in hob and under oven with stainless steel overhead extractor fan, single drainer stainless steel sink unit with mixer taps, integrated fridge freezer, plumbed for washing machine. Part tiled walls. Tiled flooring. under stairs storage. Pvc patio doors to patio area.



## First Floor

### Bedroom One 13'1 x 9'8 (3.99m x 2.95m)





### Bedroom Two 11'3 x 11'0 (3.43m x 3.35m)



(at widest points) Hot-press.

### Bedroom Three 9'8 x 8'0 (2.95m x 2.44m)



(at widest points) Built in robe.

### White Shower Suite



Comprising large walk-in shower cubicle with Triton shower unit, pedestal wash hand basin with mixer taps, low flush w.c Part tiled walls. Tiled flooring. Heated chrome towel rail. Spot-lights.

### **Landing**

Access to the roof space.

### **Outside Front**

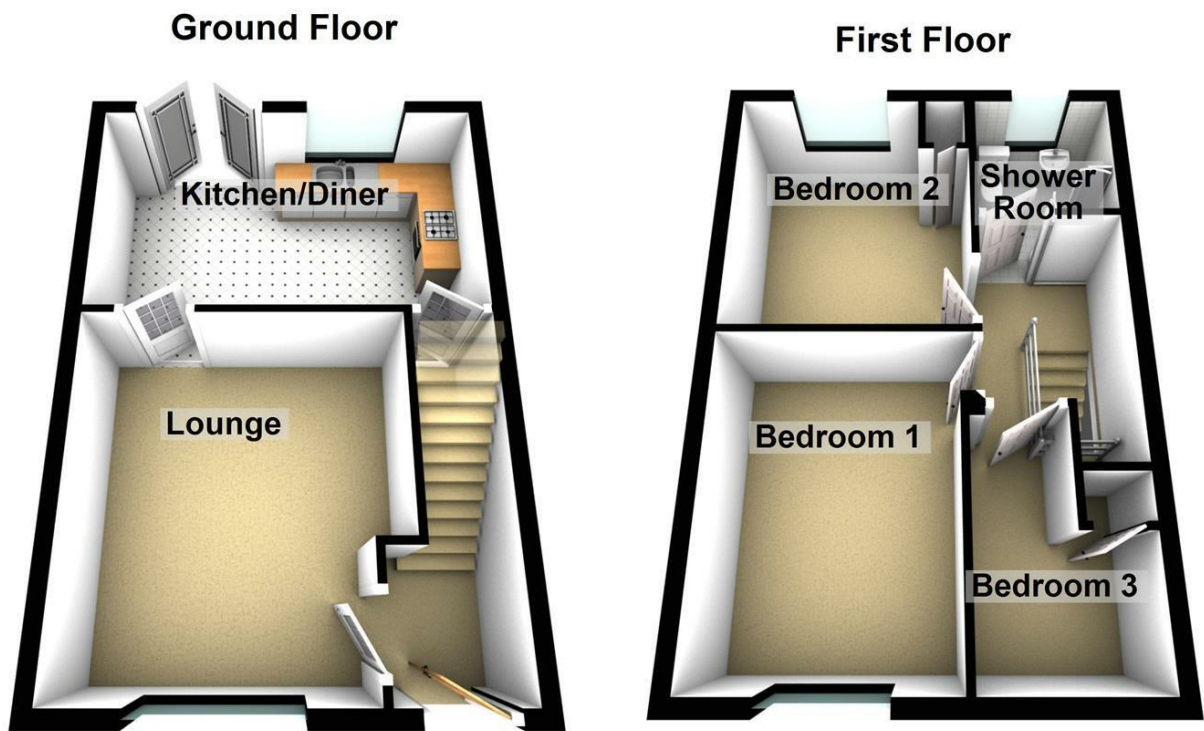
Easily maintained block paved area to the front.

### **Outside Rear**

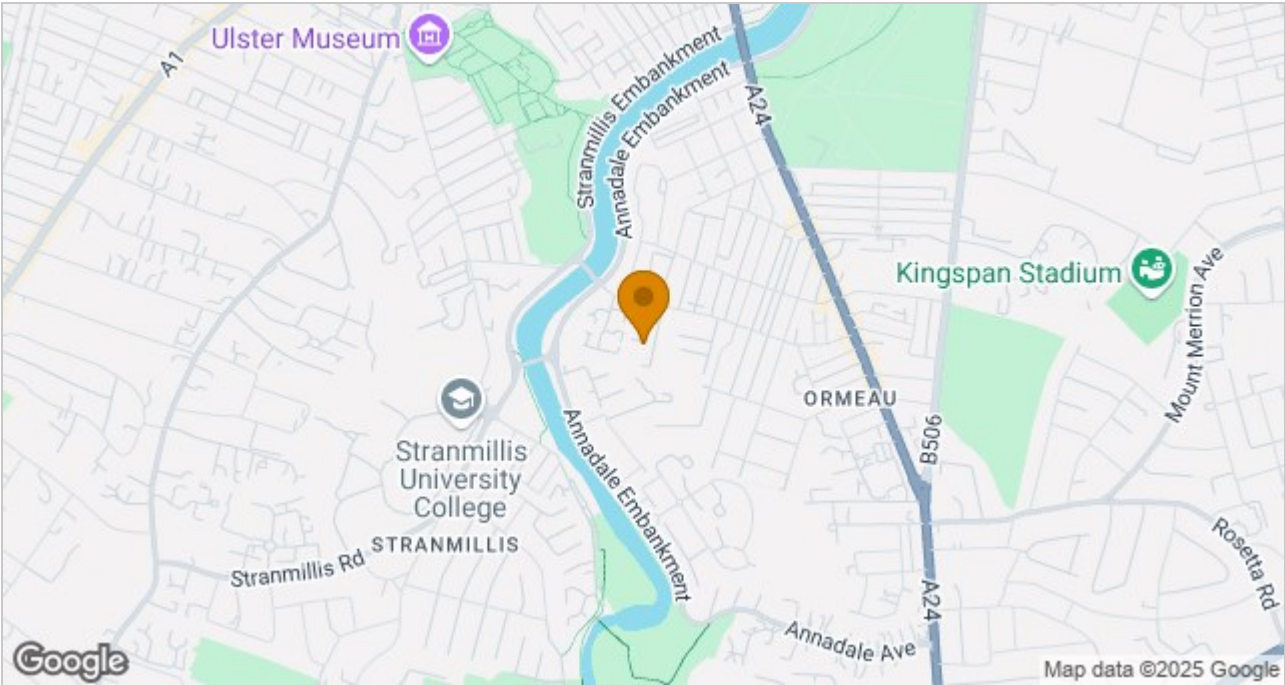


Enclosed block paved area to the rear. Pvc oil tank, housed oil boiler. Access to shared alleyway.

Floor Plan



Area Map



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