



## 35 Ava Street, Ormeau Road, Belfast, BT7 3BS

**Asking Price £174,950**

Ava Street is a quiet residential area located just off the highly sought after Upper Ormeau road. With an enviable selection of shops, cafés, parks, bars and restaurants, you can be sure that you are never far from the action!

The property itself is a beautifully presented red brick, mid-terrace home comprising of three bedroom, spacious open plan lounge / dining area, modern fitted kitchen and white shower suite on the first floor. The property also benefits from gas fired central heating, upvc double glazing and enclosed yards to the front and rear of the property.

A chain free sale, this property will make a fantastic purchase for anyone looking to buy in one of Belfast's most vibrant areas. With demand continuing to outweigh supply, we don't anticipate this one sitting around for long so would recommend arranging a viewing at your earliest opportunity.

- Beautifully Presented Red Brick Mid-Terrace Home
- Spacious Open Plan Lounge / Dining Area
- White Shower Suite
- Upvc Double Glazing
- Highly Sought after Location just off Ormeau Road
- Three Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Enclosed Yard to Front and Rear
- Chain Free Sale

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

71

47



**Entrance Hall 10'7" x 5'6" (3.25m x 1.70m)**



Glazed upvc front door and surround opens onto entrance hall with laminate flooring and under stair storage.

**Open Plan Lounge / Dining Area**



Spacious open plan lounge / dining area with laminate flooring and built-in storage cupboard.

**Lounge 10'3" x 9'3" (3.14m x 2.84)**



**Dining Area 15'4" x 10'2" (4.68m x 3.10m)**



**Modern Fitted Kitchen 8'8" x 8'0" (2.65m x 2.46m)**



Modern fitted kitchen with a selection of upper and lower level units complete with wooden effect formica worktops, stainless steel sink with drainer, integrated electric oven with gas hob and overhead extractor fan. Plumbed for washing machine. Part tiled walls and tiled flooring.

**First Floor**

**Bedroom 1 10'3" x 8'8" (3.14m x 2.66m)**



**Built-in storage**

**Bedroom 2 10'3" x 8'8" (3.14m x 2.66m)**



**Built-in storage.**

**Bedroom 3 6'2" x 5'11" (1.89m x 1.81m)**



**White Shower Suite 6'9" x 6'2" (2.07m x 1.89m)**



White shower suite comprising of low flush w.c, wash hand basin with vanity, heated chrome towel rail and corner shower cubicle with electric triton shower and upvc wall panelling. Built-in storage cupboard housing gas boiler. Tiled flooring

**Property Front**



Enclosed yard to front bordered by red brick wall.

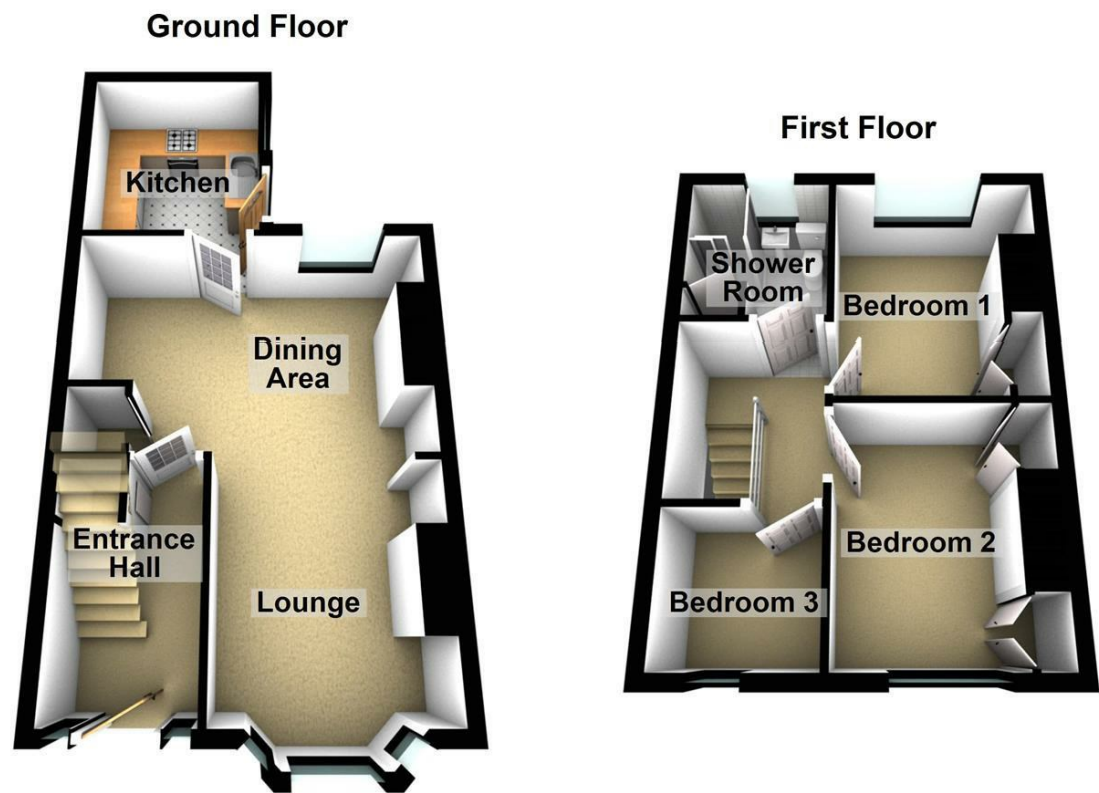
**Enclosed Rear Yard**



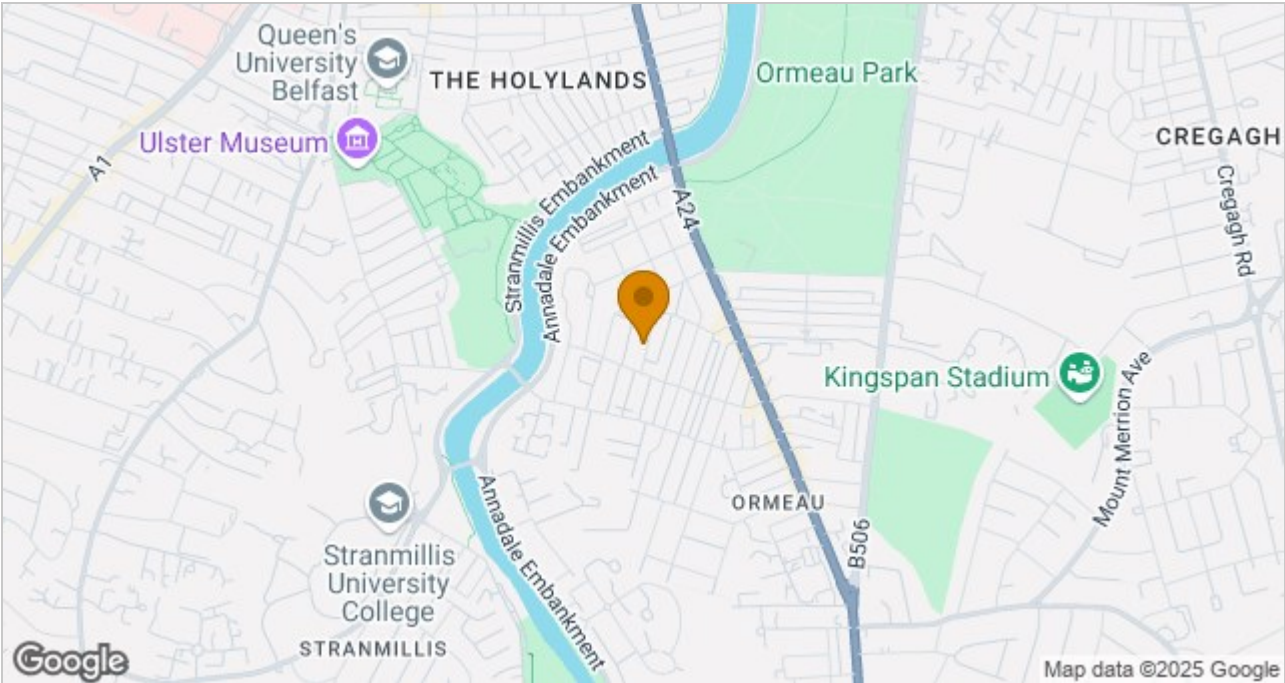


Low maintenance enclosed rear yard with westerly aspect that captures the afternoon and evening sun.

Floor Plan



Area Map



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