



2 Hampton Drive, Ormeau Road, Belfast, BT7 3DE

Asking Price £214,950

Situated on the corner of Sunnyside Street, off the Annadale Embankment/Ormeau Road, Hampton Drive is the perfect location to avail of all that the local area has to offer. The Ormeau Road has become one of the most vibrant and sought after locations in all of Belfast, with its excellent selection of shops, parks, cafés, bars and restaurants, there is always a thriving social scene in the local area. For the more active amongst us, Cherryvale playing fields, Ormeau Park, Queens PEC and the picturesque Annadale Embankment all offer an array of sporting facilities and open green areas for a leisurely evening walk.

The property itself is a beautifully presented end terrace home finished to the highest of standards. Internally it offers fantastic accommodation comprising of three good size bedrooms, a bright and spacious lounge, modern fitted kitchen open to dining area and a white shower suite located on the first floor. Outside this home enjoys a small garden area to the front, a low maintenance enclosed garden to the rear and off street parking for two cars. The property also benefits from gas fired central heating and upvc double glazed windows throughout.

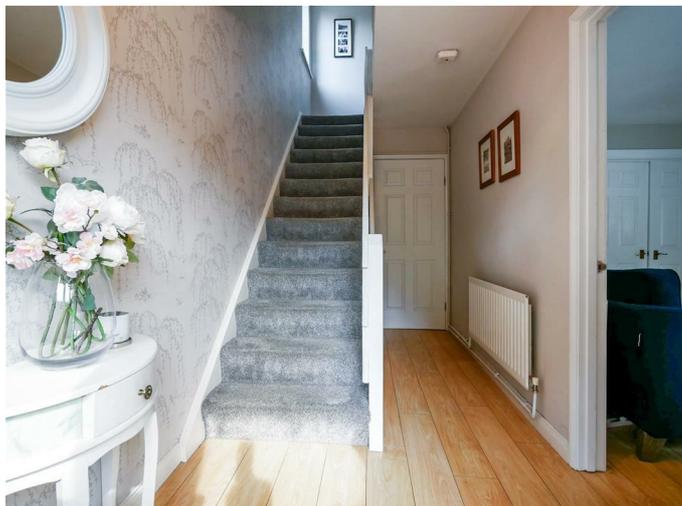
A stunning property in an extremely popular location, we do not anticipate this one sitting around for long so make sure to arrange your viewing at your earliest opportunity!

- Beautifully Presented End Terrace Home
- Spacious Lounge with Beautiful Cast Iron Fireplace
- Contemporary White Shower Suite
- UPVC Double Glazing
- Driveway to Rear with Off Street Parking
- Three Good Sized Bedrooms
- Modern Fitted Kitchen open to Dining Area
- Gas Fired Central Heating
- Low Maintenance Enclosed Rear Garden
- Perfect Location just off Ormeau Road / Annadale Embankment

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



Glazed upvc front door and side window pane opens onto spacious entrance hall with laminate flooring.

Lounge



Bright and spacious lounge with beautiful feature cast iron fireplace and tiled hearth. Laminate flooring. French doors open to:

Modern Fitted Kitchen / Dining Room



Modern fitted shaker style kitchen with a selection of upper and lower level units complete with granite worktops, integrated fridge freezer, electric oven with four ring gas hob, overhead extractor fan, slimline dishwasher and washing machine. Part tiled walls and tiled flooring. Glazed upvc French patio doors open onto enclosed rear garden.

First Floor



Built-in storage cupboard housing gas combi boiler. Access to floored roof space via slingsby ladder.

Bedroom 1



Spacious double bedroom with full range of built-in floor to ceiling bedroom furniture.

Bedroom 2



Double bedroom with built-in floor to ceiling wardrobes.

Bedroom 3



Built-in wardrobes.

Contemporary White Shower Suite



White shower suite comprising of walk-in electric shower with stone effect wall panelling, pedestal wash hand basin with stainless steel mixer taps and low flush w.c. Part tiled walls and tiled flooring.

Property Front



Well maintained garden to front with laid lawn and stoned area to the side bordered by red brick wall.

Enclosed Rear Garden



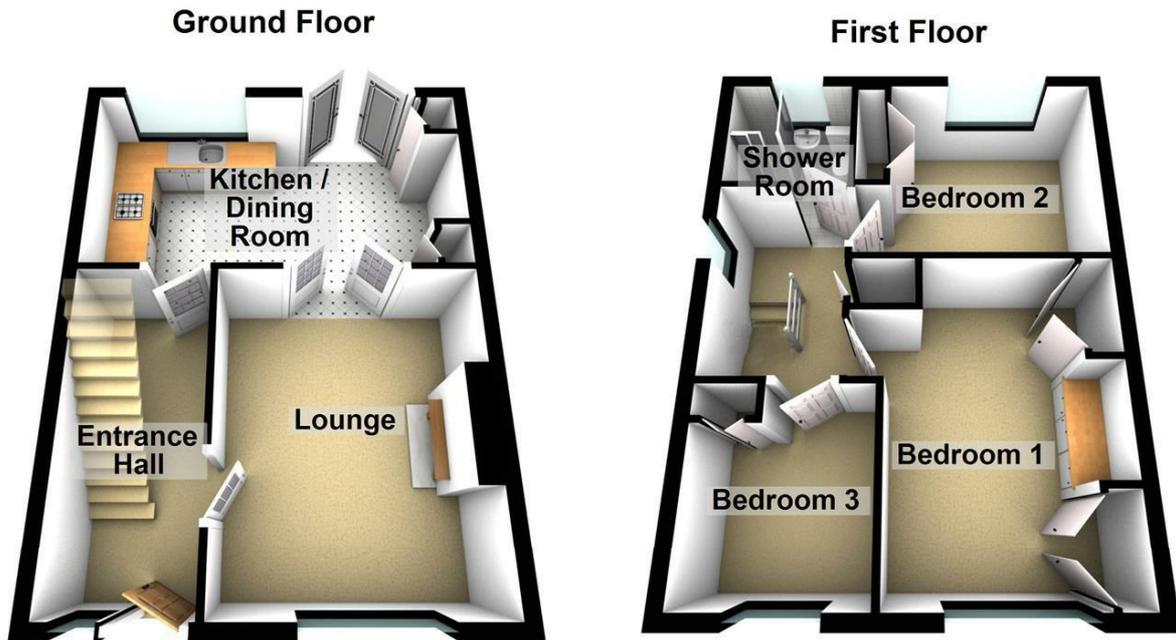
Low maintenance enclosed rear garden with Tobermore brick paving bordered by timber fencing. Access to off street parking to the rear.

Off Street Parking

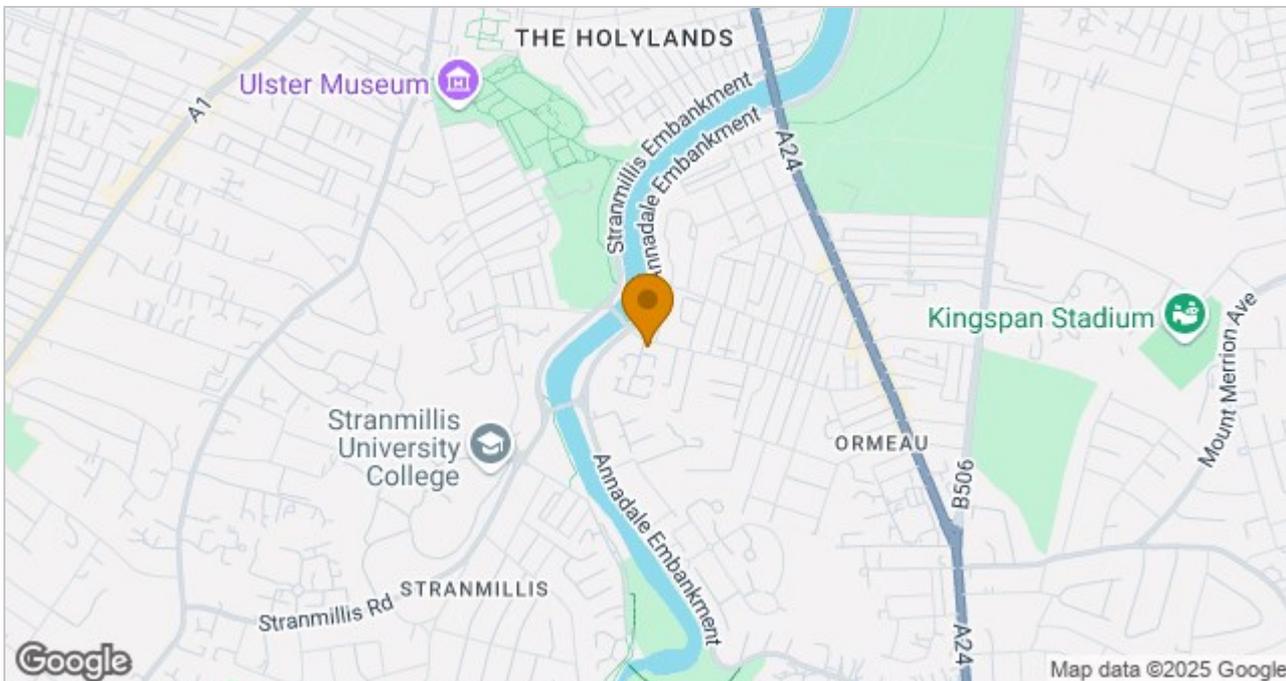


Tarmac driveway to the rear with off street parking for two cars.

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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark