

## 35 Ophir Gardens , Belfast, BT15 5EP

**Offers Over £259,950**

Handsome Period Semi Detached Villa Holding A Superb Private Site Within This Highly Regarded Location.

An exceptional period semi detached villa holding a private mature site within this ever popular location. The well maintained interior comprises 3 bedrooms, 3 reception rooms, 2 into bay, fitted kitchen and classic bathroom suite with separate wc. The dwelling further offers uPvc double glazed windows, oil fired central heating, attractive fireplaces and retains many sought after period features. Private mature gardens and a most sought after location with many excellent amenities all with walking distance makes this the perfect family home - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>Northern Ireland</b>		
		EU Directive 2002/91/EC

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# 35 Ophir Gardens

, Belfast, BT15 5EP



- Handsome Period Semi Detached Villa
- Classic Bathroom Suite
- Oil Fired Central Heating
- Highly Regarded Location
- 3 Bedrooms 3 Reception Rooms
- Separate WC
- Many Fine Period Features
- Fitted Kitchen
- Upvc Double Glazed Windows
- Private Mature Gardens

### Enclosed Entrance Porch

Hardwood entrance door, ceramic tiled floor.

### Entrance Hall

Vestibule door, leaded light detail, under stairs cloaks, double panelled radiator.

### Lounge

13'3" x 13'3" into bay (4.04 x 4.05 into bay) Attractive fireplace, tiled hearth, double panelled radiator x 3, picture rail.

### Living Room

16'1" x 13'5" into bay (4.92 x 4.11 into bay) Picture rail, double panelled radiator.

### Snug

11'7" x 10'9" (3.55 x 3.28) Faux fireplace, panelled radiator.

### Kitchen

11'9" x 6'2" (3.60 x 1.90) Single drainer stainless steel sink unit, extensive use of high and low level units, formica worktop, free standing cooker, plumbed for washing machine, fridge/freezer space, shelving, partly tiled walls, Lvf flooring, double panelled radiator.

### First Floor

Velux roof light.

### Bathroom

Classic bathroom suite comprising panelled bath, pedestal wash hand basin, partially tiled walls, airing cupboard, hot press, double panelled radiator.

### Separate Wc

Low flush wc.

### Bedroom

10'3" x 7'7" (3.14 x 2.32) Double panelled radiator.

### Bedroom

11'4" x 15'10" into bay (3.47 x 4.85 into bay) Attractive fireplace, panelled radiator x 2, double panelled radiator.

### Bedroom

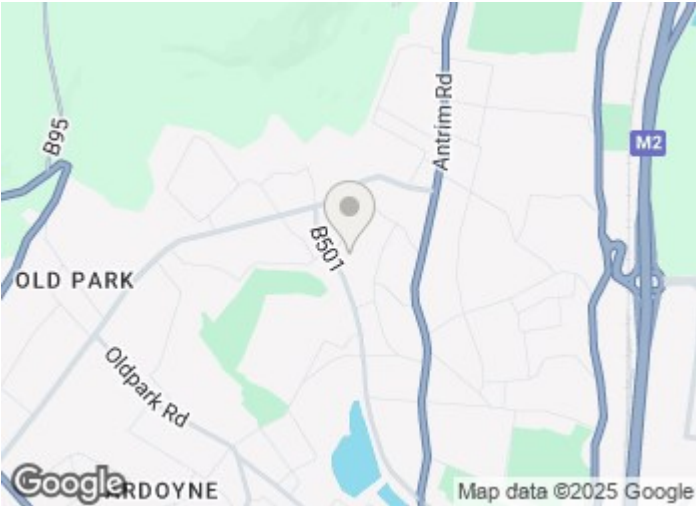
18'1" x 11'3" (5.53 x 3.45 ) Double panelled radiator x 2.

### Enclosed Rear yard

Outbuildings, outside wc comprising low flush wc.

### Outside

Mature gardens in front and private rear in lawns shrubs, flowerbeds and mature hedging.



### Directions

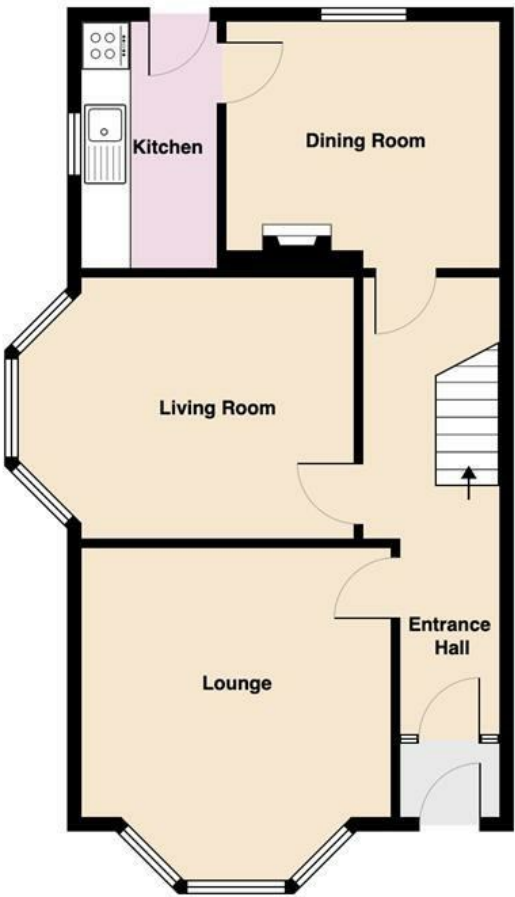




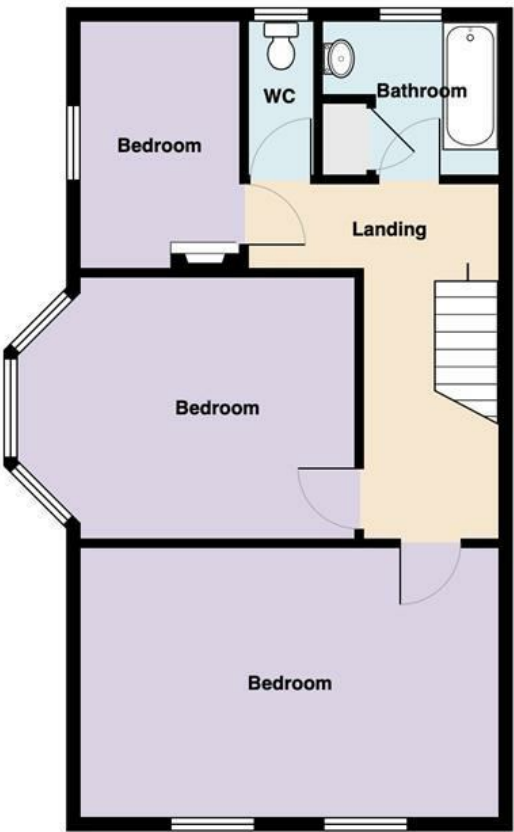


Floor Plan

35 Ophir Gardens, BELFAST, BT15 5EP



Ground Floor

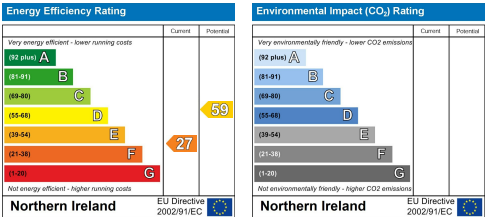


First Floor

Total Area: 107.3 m² ... 1155 ft²

All measurements are approximate and for display purposes only

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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