

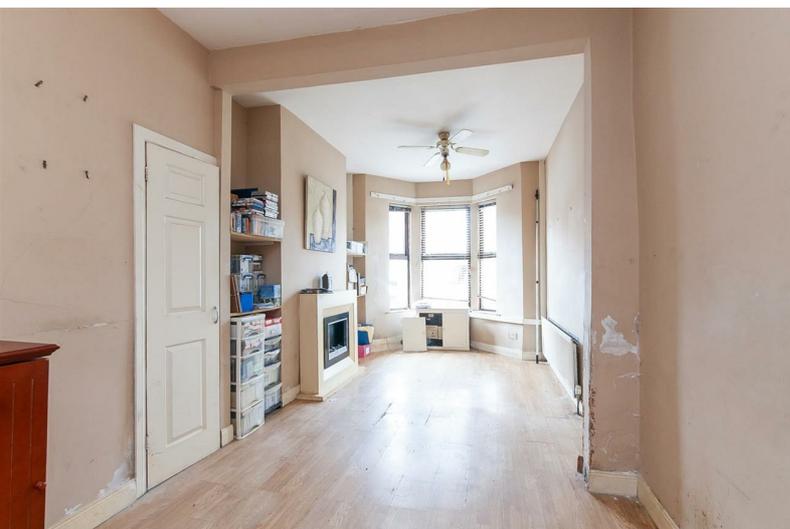


36 Ava Street, Belfast, BT7 3BS

- Bay-Fronted, Period Townhouse Property
- Lounge Through Dining Room
- Shower Room; Furnished Cloakroom
- Rear Yard
- Convenient, Well Sought After Location
- Four Bedrooms
- Kitchen
- Gas Heating
- Many Original Features Throughout

Offers Over £149,950

EPC Rating



36 Ava Street, Belfast, BT7 3BS



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood front door with glass panelled fanlight over. Feature height ceilings with coving continuing throughout the majority of the property. Wood laminate floor covering. Glass panelled door leading to:

#### ENTRANCE HALL

Stairwell to first floor. Wood laminate floor covering.

#### LOUNGE THROUGH DINING ROOM 23'7" x 9'10" (wps)

Bay window to front elevation. Wood laminate floor covering. Built in stores. Access to under stairs storage.

#### REAR HALL



### **FURNISHED CLOAKROOM**

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink.

### **KITCHEN 12'2" x 7'11" (wps)**

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for dishwasher. Stainless steel sink unit with draining bay. Gas fired central heating boiler. Splashback tiling to walls. Access to rear yard.

### **FIRST FLOOR**

#### **LANDING**

Stairwell to second floor. Exposed tongue and groove timber flooring.

#### **SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Access to roof space.

#### **BEDROOM 1 13'6" x 10'6"**

Exposed tongue and groove timber flooring.

#### **BEDROOM 2 9'6" x 8'4"**

Cast iron fireplace. Exposed tongue and groove timber flooring.

### **SECOND FLOOR**

#### **LANDING**

Exposed tongue and groove timber flooring.

#### **BEDROOM 3 13'7" x 10'6"**

Exposed tongue and groove timber flooring.

#### **BEDROOM 4 9'6" x 8'5" (wps)**

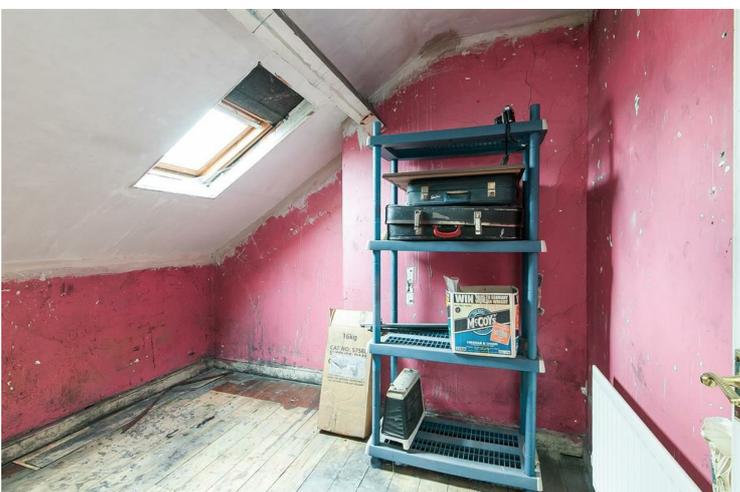
Exposed tongue and groove timber flooring.

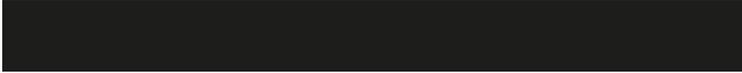
### **EXTERNAL**

Fully enclosed rear yard.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Bay-fronted, four bedroom, three storey, period townhouse property, conveniently situated off Ormeau Road, South Belfast.**

**The property comprises, entrance hall, lounge through dining room, rear hall, furnished cloakroom, kitchen, four well-proportioned bedrooms, and shower room.**

**Externally, the property enjoys small, fully enclosed yard to rear.**

**Other attributes include gas heating and original features throughout.**

**The property is in need of modernising and refurbishment, as generously reflected within marketing figure.**

**Early viewing 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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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**PRS** Property Redress Scheme

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