



## 3 Rossmore Avenue, Belfast, BT7 3HB

- Period, End Town House Property
- Lounge; Dining Room
- Bathroom; Separate Shower Room
- Fully Enclosed Rear Yard
- Convenient Location
- Four Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Many Original Features
- Well Presented Throughout

Offers Over £285,000

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood double glazed front door with glass fanlight over. Feature height ceiling continuing throughout much of remainder of home. Stairwell to upper floors.

#### LOUNGE 15'6" x 11'9" (wps)

Bay window to front elevation. Focal point fireplace.

#### DINING ROOM 12'7" x 10'6"

Focal point fireplace.

#### KITCHEN 10'7" x 9'6"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Integrated dishwasher. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Access to under stairs store. Glass panelled hardwood door leading to rear yard.



## FIRST FLOOR

### LANDING

Stairwell to second floor. Access to roof space.

### BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Part tiling to walls. Tiled floor. Access to shelved hot press.

### FULLY TILED SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower.

### LANDING

### BEDROOM 1 16'5" x 11'10" (wps)

Focal point fireplace.

### BEDROOM 2 10'11" x 9'10"

Focal point fireplace.

## SECOND FLOOR

### LANDING

### BEDROOM 3 15'9" x 11'9"

### BEDROOM 4 10'11" x 9'1"

### EXTERNAL

Fully enclosed low maintenance rear yard finished in concrete.

Store area with Perspex roof.

External lighting.

Outside tap.

Garden store with gas fired central heating boiler.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Period, four bedroom/two reception, three-storey, end town house property, situated within the well sought after Ormeau area, South Belfast.**

**The property comprises entrance hall, lounge, dining room, kitchen, four well-proportioned bedrooms, bathroom, and separate shower room.**

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

**Other attributes include gas heating, PVC double glazing, many original features, and convenient location, within walking distance to shops, restaurants, Ormeau Park, and other local amenities.**

**Early interest 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>	<b>58</b>	<b>62</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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