

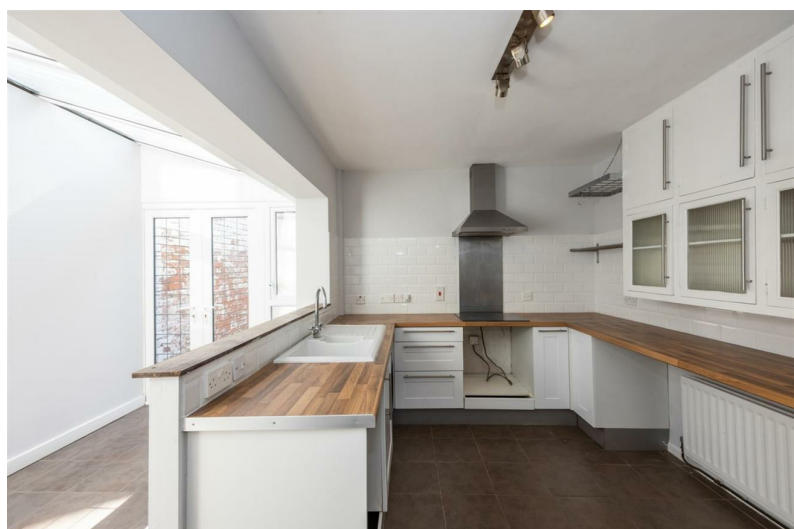


16 Rossmore Avenue, Belfast, BT7 3HB

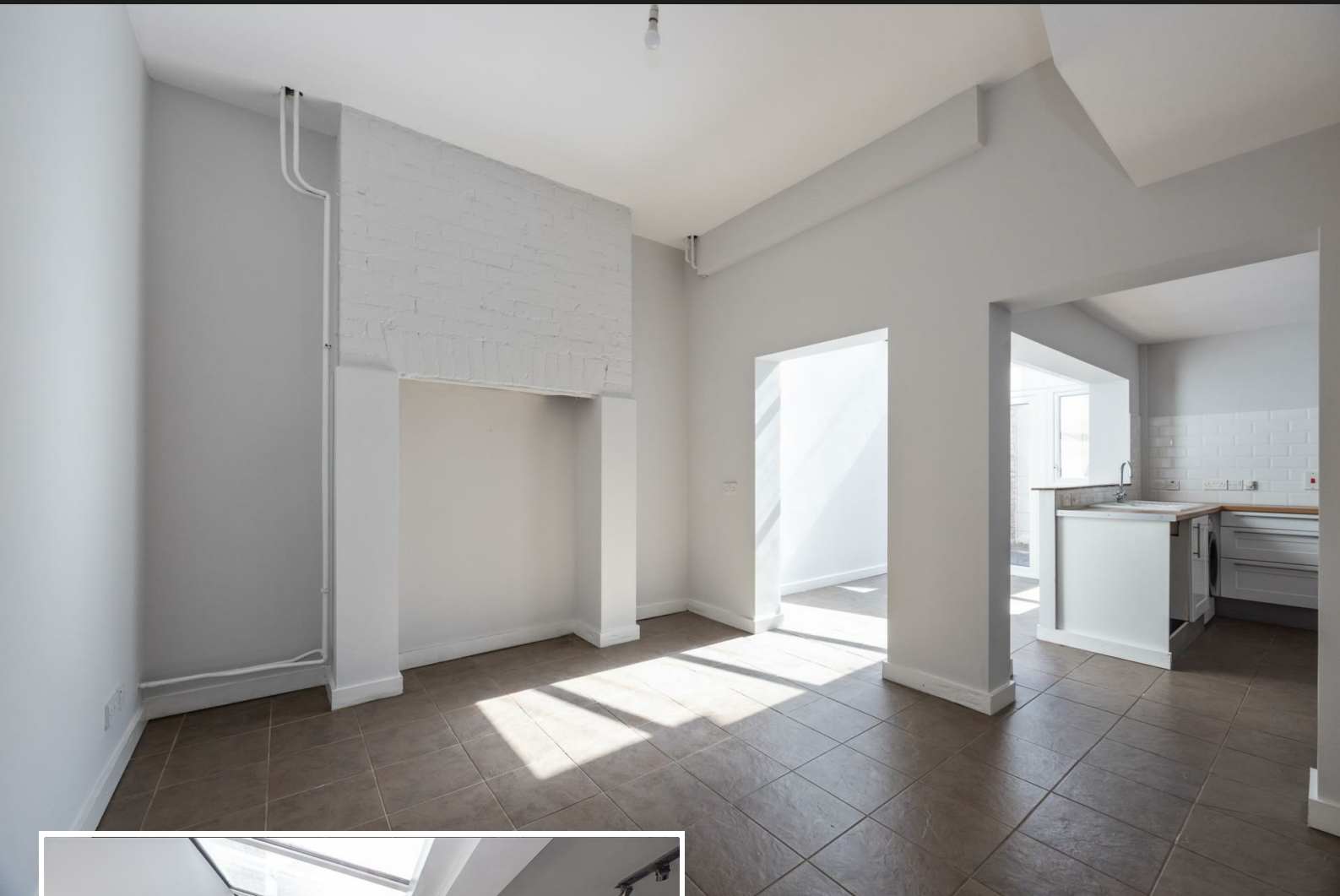
- Period Town House Property
- Bay Fronted Lounge
- Bathroom; Four Piece Suite
- PVC Double Glazing
- Well Sought After, Convenient Location
- Four Bedroom; Two+ Reception
- Kitchen
- Oil Heating
- Fully Enclosed Rear Yard

Offers Over £310,000

EPC Rating E



16 Rossmore Avenue, Belfast, BT7 3HB



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Glass panelled front door with glass fanlight over. Tiled floor. Stairwell to first floor. Feature height ceiling with coving, continuing throughout majority of remainder of home.

#### LOUNGE 14'6" x 11'6" (wps)

Open fire in cast iron fireplace with tiled inset, tiled hearth and contrasting surround. Bay window to front elevation. Exposed tongue and groove timber flooring. Fitted shelving.

#### DINING ROOM 12'2" x 10'9"

Tiled floor. Open arch leading to:

#### CONSERVATORY 11'11" x 6'3"

Tiled floor. PVC double glazed French doors leading to rear yard.



### **KITCHEN 11'11" x 8'9"**

Fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Ceramic 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with stainless steel splashback and extractor hood over. Space for integrated oven, plumbed and space for washing machine, space for under counter fridge. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor.

### **FIRST FLOOR**

#### **HALF LANDING**

Access to hot press and bathroom. Stairwell to first floor landing.

#### **BATHROOM**

White, four piece suite comprising tile encased bath, separate, fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part tiling to walls. Chrome towel radiator. Exposed tongue and groove timber flooring.

#### **FIRST FLOOR LANDING**

Stairwell to second floor.

#### **BEDROOM 1 15'10" x 12'0"**

Focal point fireplace. Exposed tongue and groove timber flooring.

#### **BEDROOM 2 10'8" x 9'7" (wps)**

Cast iron, focal point fireplace. Built in wardrobe and store. Exposed tongue and groove timber flooring.

### **SECOND FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 3 15'10" x 12'0"**

Exposed tongue and groove timber flooring.

#### **BEDROOM 4 10'9" x 9'6" (wps)**

#### **EXTERNAL**

Small front garden with range of plants, trees and shrubbery. Fully enclosed rear yard, finished in quarry tile.

Access to store.

Access to second store with oil fired central heating boiler.

PVC oil storage tank.

### **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.



**Beautiful, well presented, spacious, four bedroom, period townhouse property, conveniently situated within the well sought after Ormeau area of South Belfast.**

**The property comprises entrance hall, bay fronted lounge, family room, open through to conservatory style dining room and kitchen, with four well-proportioned bedrooms and bathroom on the two floors above.**

**Externally, the property enjoys fully enclosed, low maintenance, paved rear yard, stores, and municipal garden to rear.**

**Other attributes include oil heating, PVC double glazing, and many original features throughout.**

**Early viewing highly recommended to avoid disappointment.**



### 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>
(39-54) <b>E</b>	<b>42</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 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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