28 AVA GARDENS
OFF HAYWOOD AVENUE
BELFAST
BT7 3BW

- Beautifully renovated mid-terrace property
- Bright through lounge with living and dining area
- Modern fully fitted kitchen open plan to dining
- White Bathroom Suite
- Gas-fired central heating
- Double glazed windows throughout
- Large garden space to the rear
- Prime Ormeau Road location
- Ready for immediate occupation

Offers Around: £199,950

Situated just off the ever-popular Ormeau Road, 28 Ava Gardens is a beautifully renovated mid-terrace home offering stylish and contemporary accommodation throughout. Ideal for first-time buyers, young professionals or investors alike, this attractive property has been thoughtfully modernised .

The accommodation comprises a bright and spacious through lounge with generous living and dining area, creating an excellent space for both everyday living and entertaining. The modern fitted kitchen benefits from a range of high and low-level units and provides access to the rear garden space.

On the first floor are two well-proportioned bedrooms together with a contemporary bath room finished to a high standard. The property further benefits from gas-fired central heating and double glazing throughout.

Conveniently located within walking distance of the Ormeau Road's excellent selection of cafés, restaurants, shops and amenities, as well as offering easy access to Belfast City Centre, this superb home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

Ground Floor

HALLWAY:
Wooden laminate flooring. Storage under the stairs.

CLOAKROOM:
5' 1" x 6' 9" (1.54m x 2.05m)
Low flush wc and wash hand basin. Plumbing available for shower installation.

LIVING ROOM:
19' 2" x 9' 3" (5.85m x 2.82m)
Through lounge open plan with wooden laminate flooring throughout.

KITCHEN WITH BREAKFAST AREA :
12' 7" x 10' 7" (3.83m x 3.23m)
Range of high and low level units,1,5 stainless steel sink unit, gas hob and oven. Part tiled walls and tiled floor. Vaulted ceiling with velux window.
Double patio doors leading to rear gardens.

First Floor

LANDING:
4’ 3” x 4’ 11” (1.30m x 1.49m)

Access to roofspace via slingsby ladder.

BEDROOM (1):
11’ 5” x 9’ 5” (3.49m x 2.86m)
Built in mirrored double robes.
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BEDROOM (2):
7’ 7” x 9’ 5” (2.32m x 2.88m)

BATHROOM:
6’ 9” x 4’ 11” (2.06m x 1.49m)
Comprising of panel bath, shower overhead with retractable screen. Low flush wc and wash hand basin

Outside
Small area to the front and large garden space to the rear with pebbled areas.
Garden shed.

LOCATION
Start on Sunnyside Street heading towards the Ormeau Road.
Continue along Sunnyside Street for a short distance.

Turn into Ava Park, drive through Haywood Avenue and Ava Gardens in straight ahead. NO. 28 is on your right hand side.

OTHER INFO:
RATES: £1,055