ULSTER PROPERTY SALES
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NETWORK STRENGTH – LOCAL KNOWLEDGE

45 Farnham Street, Ormeau Road, Belfast, BT7 2FL

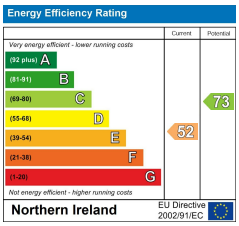
Asking Price £159,950

Farnham street is conveniently positioned just off the lower Ormeau road in south east Belfast, making it the perfect location to take advantage of all that the local area has to offer. The Ormeau Road has become one of the most vibrant and sough after locations in all of Belfast, with its excellent selection of shops, parks, cafés, bars and restaurants, there is always a thriving social scene in the local area.
Queens University is also found right on your doorstep, and Belfast city centre is within walking distance, making the morning commute a breeze for students and young professionals alike.

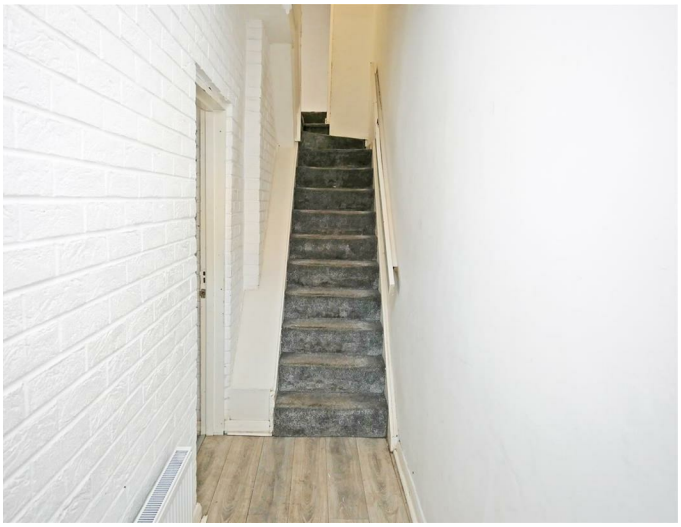
The property itself is a traditional red brick, mid-terrace home that comprises of lounge open to dining area, modern fitted kitchen, four good sized bedrooms and white shower suite on the first floor. The property also benefits from oil fired central heating (new boiler installed approx 2023) and upvc double glazing throughout.

With its spacious accommodation and central location this property will make a fantastic purchase for an investor or first time buyer looking to step onto the property ladder. With demand for properties in the area continuing to outweigh supply, we don't anticipate this one sitting around for long so recommend that you arrange a viewing at your earliest convenience!

- Traditional Red Brick Mid-Terrace Home
- Lounge open to Dining Area
- Contemporary White Shower Suite
- UPVC Double Glazing
- Chain Free Sale
- Four Good Sized Bedrooms
- Modern Fitted Kitchen
- Oil Heating (New Boiler Installed approx 2023)
- Excellent location within walking distance to Queens University & Belfast City Centre
- Excellent First Time Purchase and / or Investment



Entrance Hall



Glazed upvc front door with fan light opens onto entrance hall with laminate flooring.

Lounge / Dining Room 22'1" x 9'9" (6.75m x 2.98m)

(measurements at widest points) Through lounge / dining room with bay window and wooden effect vinyl flooring. Access to under stair storage.

Modern Fitted Kitchen 14'3" x 7'8" (4.36m x 2.36m)

Modern fitted kitchen with a selection of upper and lower level units compete with wooden effect counter tops, stainless steel sink with drainer and stainless steel overhead extractor fan. Plumbed for washing machine. Part tiled walls and wooden effect vinyl flooring. Glazed upvc door opens onto enclosed rear yard.

First Floor

Bedroom 1 13'2" x 9'10" (4.03m x 3.02m)

Bedroom 2 9'10" x 7'11" (3.02m x 2.42m)

Contemporary White Shower Suite 10'4" x 7'7" (3.16m x 2.33m)

(measurements at widest points) Spacious shower suite comprising of corner shower cubicle with shower wall panelling, low flush w.c and sink basin with marble effect pvc splash back and storage below. Access to hot press with additional storage. Wooden effect vinyl flooring.

Second Floor

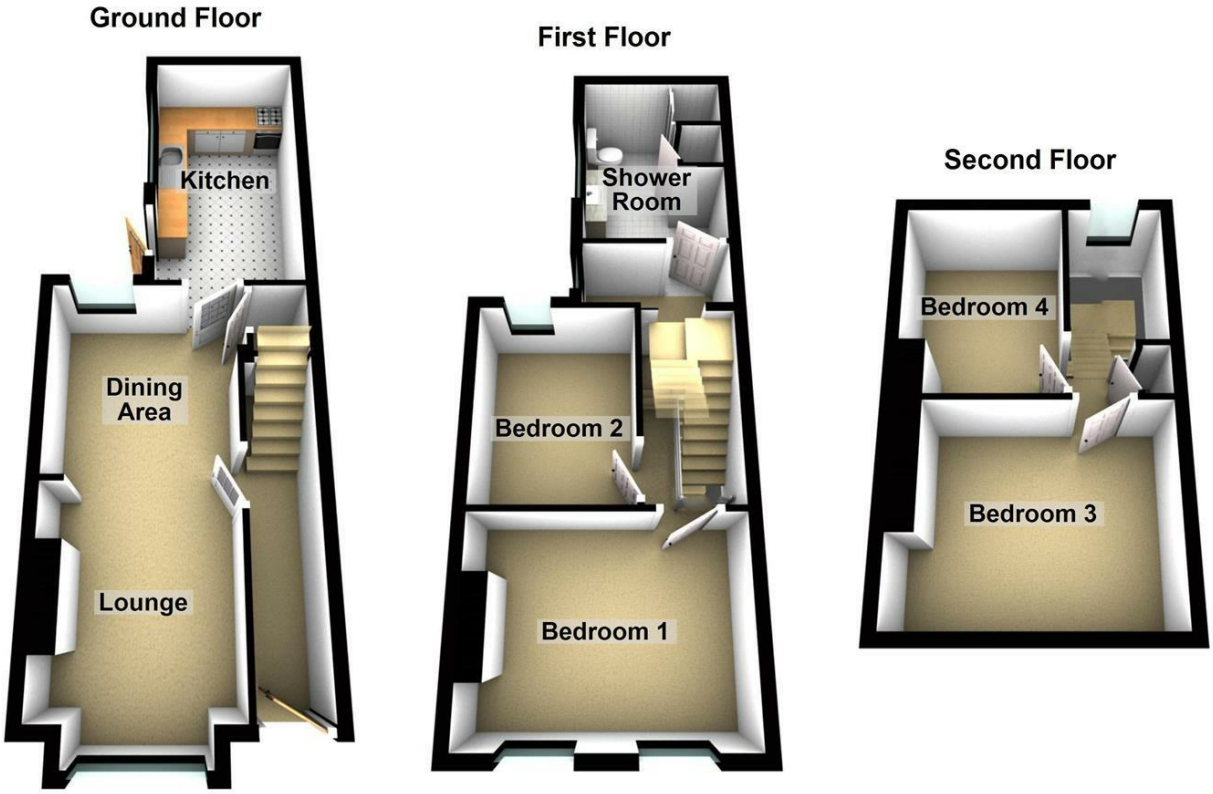
Bedroom 3 13'2" x 10'1" (4.02m x 3.08m)

Bedroom 4 10'0" x 7'11" (3.06m x 2.43m)

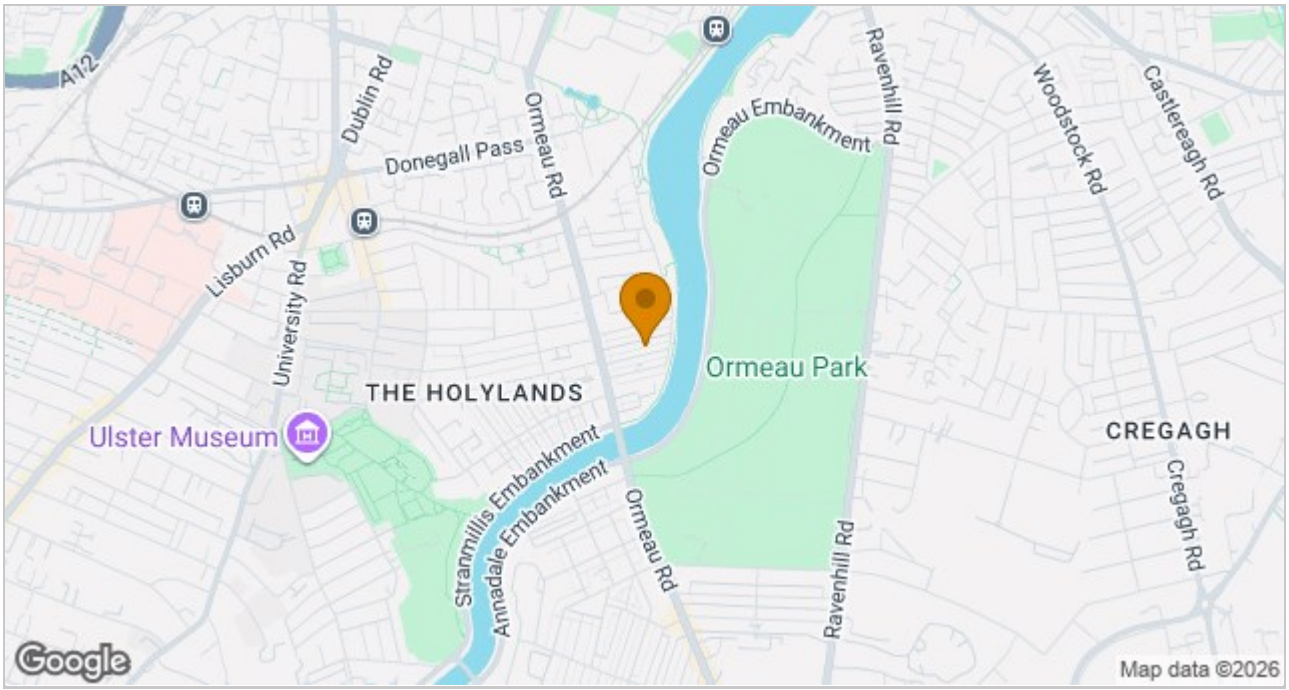
Enclosed Rear Yard

Enclosed rear yard containing oil boiler and oil tank.

Floor Plan



Area Map



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