ULSTER PROPERTY SALES
UPS

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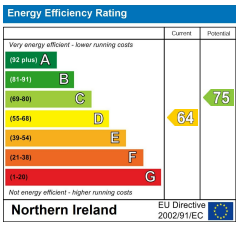
NETWORK STRENGTH – LOCAL KNOWLEDGE

38 Shaftesbury Avenue, Ormeau Road, Belfast, BT7 2ES

Asking Price £165,000

Situated just a few minutes' walk from Belfast City Centre and Queen's University, this substantial mid-terrace property offers spacious accommodation in a highly convenient location.
The accommodation comprises a lounge/dining room and fitted kitchen on the ground floor. The first floor provides two bedrooms and a bathroom, with a further two bedrooms located on the second floor.
The property further benefits from gas-fired central heating and double glazing.
Ideally suited to investors or first-time buyers, this well-located property represents an excellent opportunity to acquire a spacious home close to a wide range of amenities, transport links and the university.

- Mid Terrace Home
- Lounge Open To Dining Room
- White Bathroom Suite
- Double Glazed
- Walking Distance To Queens University
- Four Bedrooms
- Fitted Kitchen
- Gas Heating
- Enclosed Rear Yard
- Walking Distance To Belfast City Centre



Entrance Hall

Glass panelled front door to entrance porch. Tiled flooring. Pvc glass panelled inner door to hallway. Tiled flooring.

Lounge/Dining 25'1 x 9'9 (7.65m x 2.97m)

(into bay) Tiled flooring.

Fitted Kitchen 13'0 x 7'6 (3.96m x 2.29m)

Full range of high and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled flooring,
Part tiled walls. Access to rear yard. Tongue and groove ceiling.

First Floor

Bedroom One 14'3 x 11'1 (4.34m x 3.38m)

Laminate flooring.

Bedroom Two 11'2 x 8'1 (3.40m x 2.46m)

Laminate flooring. Built in storage. Gas boiler.

Wet Room

Comprising walk in shower area with glazed partition, chrome shower unit with drench head attachment, wash hand basin with storage below, low flush w.c Tiled walls, tiled floor Pvc ceiling. Spot-lights.

2nd Floor

Bedroom Three 15'1 x 10'7 (4.60m x 3.23m)

Bedroom Four 11'2 x 8'1 (3.40m x 2.46m)

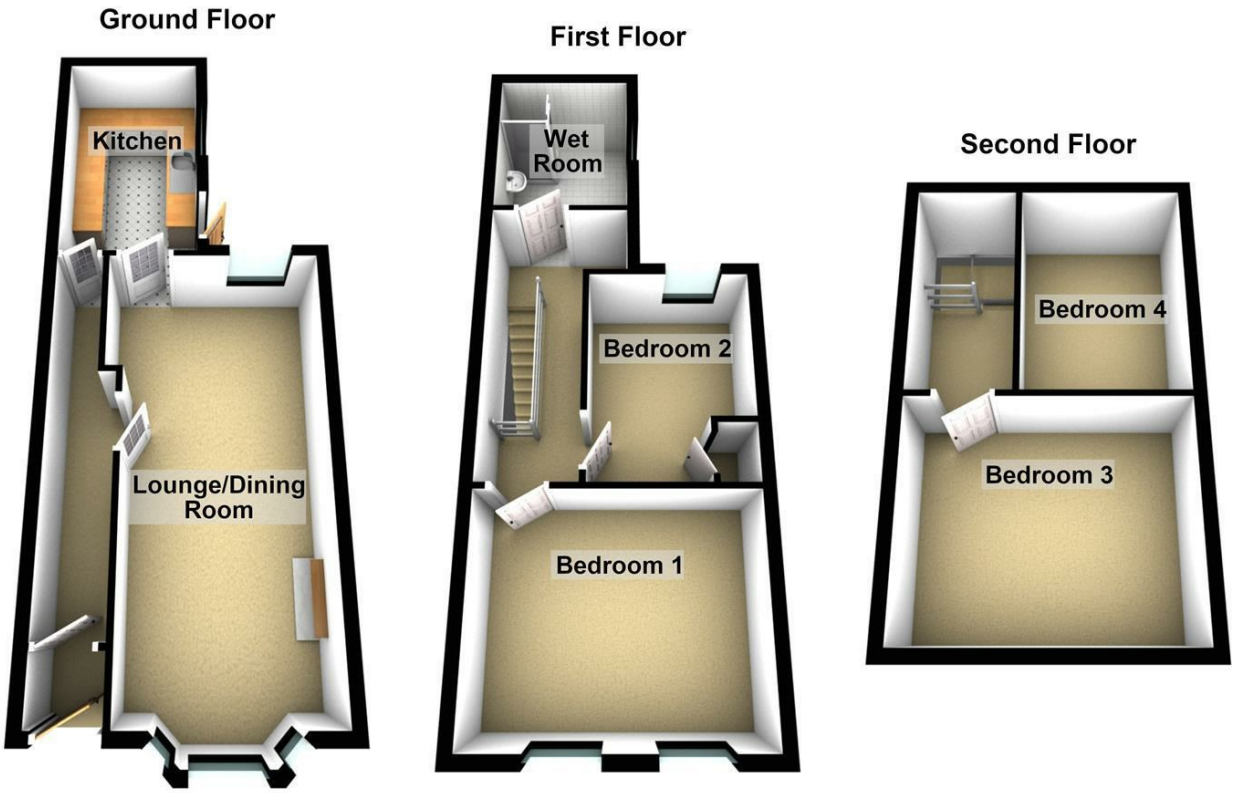
Outside Front

Easily maintained block paved area to the front.

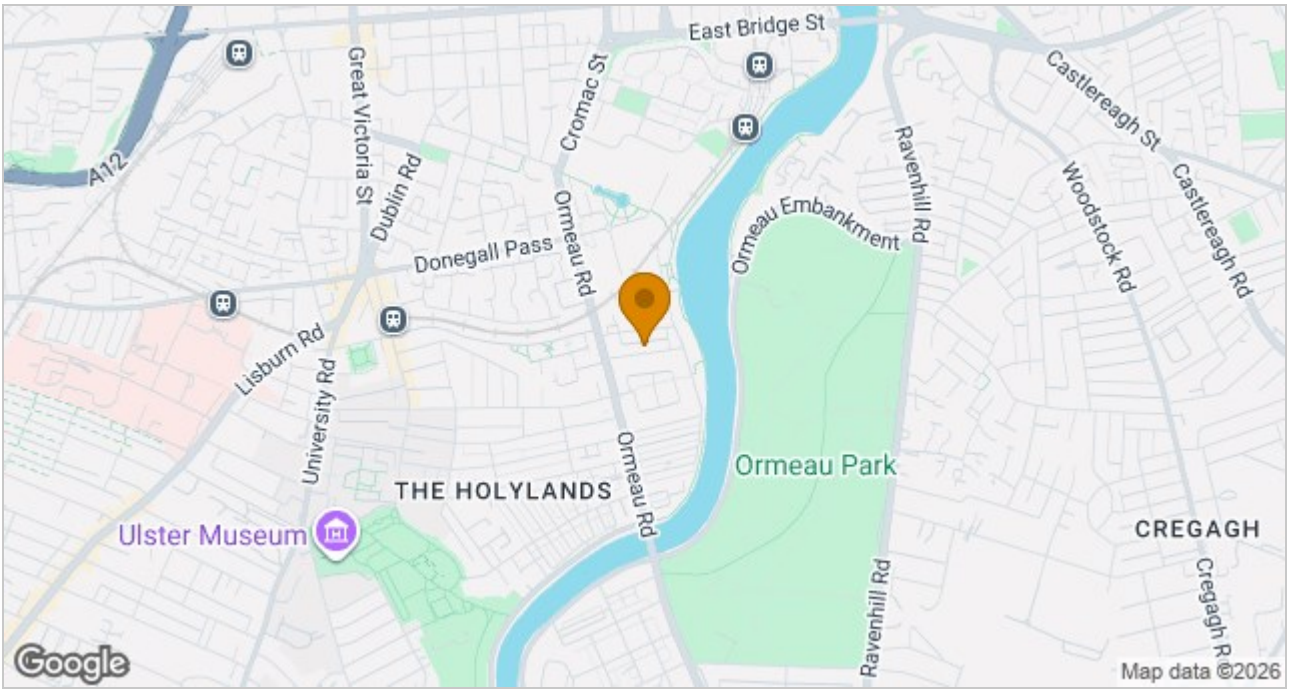
Outside Rear

Enclosed rear yard, additional covered area.

Floor Plan



Area Map



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