



## 3 Elgin Mews, Ormeau Road, Belfast, BT7 3FY

**Asking Price £250,000**

Elgin Mews is a private development that is set just off the bustling Upper Ormeau Road. Renowned for its excellent array of cafés, restaurants, parks and entertainment facilities, the Ormeau Road also benefits from superb transport links to Belfast City Centre and is only a short distance from Queens University and Stranmillis Village.

The property itself comprises of a sizeable lounge that opens onto a modern fitted kitchen / dining room, five bedrooms with two ensuites, study, white bathroom suite, shower suite and a ground floor w.c. To the rear of the property there is a small enclosed garden and communal off street parking can be found to the front. To complete the package the property is serviced with gas fired central heating and double glazing as standard.

With the Ormeau road continuing to be one of the most sought after locations, we are anticipating great demand so would recommend that you arrange a viewing at your earliest convenience.

- Red Brick Mid-Terrace Town House
- Spacious Lounge with Feature Bay Window
- Separate Bathroom, Shower Suite & Ground Floor W.C
- Gas Fired Central Heating / Double Glazed
- Private Development set in Quiet Cul-de-Sac
- Five Bedrooms with Two Ensuites & Study
- Modern Fitted Kitchen / Dining Room
- Enclosed Rear Garden
- Communal Off Street Parking
- Prime Location just off the Ormeau Road and walking distance to Belfast City Centre

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		77	80
EU Directive 2002/91/EC			

### Entrance Hall

Glazed hardwood front door and surround opens onto entrance hall with laminate flooring. Access to understairs storage cupboard.

**Lounge 11'11" x 16'11" (into bay) (3.65m x 5.16m (into bay))**



Spacious lounge with feature bay windows and glazed French doors that open onto kitchen / dining room. Plumbed for gas fire.

**Modern Fitted Kitchen / Dining Room 12'9" x 11'11" (3.89m x 3.65m)**



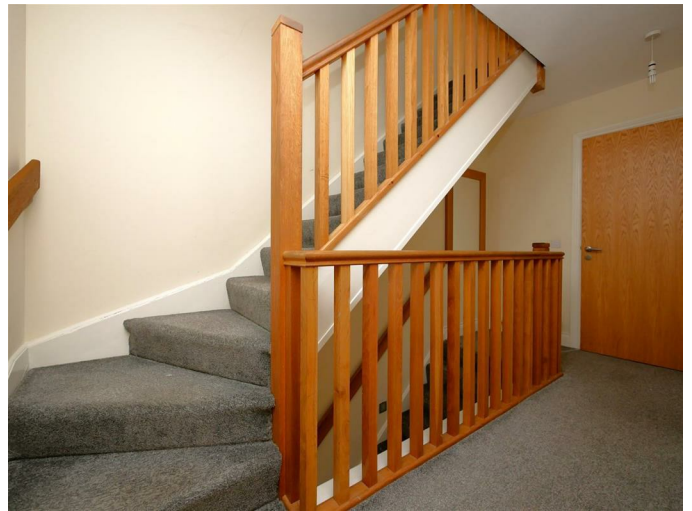
Modern fitted kitchen with a selection of upper and lower level units complete with stone effect countertops, stainless steel sink and drainer, electric oven with gas hobs, overhead extractor fan, dishwasher and washing machine. Access to gas boiler. Tiled Flooring

**Ground Floor W.C 5'9" x 3'2" (1.76m x 0.97)**



White suite comprising of low flush w.c and wash hand basin. Tiled flooring.

### First Floor



Access to storage cupboard housing hot water cylinder

**Bedroom 1 12'9" x 8'7" (3.90m x 2.62m)**





**Ensuite 7'6" x 2'11" (2.30m x 0.91m)**



**White suite comprising of low flush w.c, wash hand basin and shower cubicle. Part tiled walls and tiled flooring**

**Bedroom 2 13'5" x 8'8" (4.10m x 2.65m)**



**Bedroom 5 10'0" x 6'11" (3.07m x 2.12m)**



**White Bathroom suite 6'10" x 5'8" (2.09m x 1.75m)**



**White bathroom suite comprising of panelled bath with stainless steel taps and shower attachment, wash hand basin and low flush w.c. Part tiled walls and tiled flooring.**

**Second Floor**

Access to storage cupboard.

**Bedroom 3 12'9" x 8'7" (3.90m x 2.62m)**



**Ensuite 7'6" x 2'11" (2.30m x 0.91m)**



White suite comprising of low flush w.c, wash hand basin and shower cubicle. Part tiled walls and tiled flooring

**Bedroom 4 13'5" x 8'8" (4.10m x 2.65m)**



**Study / Bedroom 6 10'0" x 6'11" (3.07m x 2.12m)**



**Shower suite 6'9" x 4'4" (2.08m x 1.33)**



(at widest points) White shower suite comprising of low flush w.c, wash hand basin and shower cubicle with pvc splash back. Part tiled walls and tiled flooring.

**Enclosed Rear Garden**

Enclosed rear garden bordered by timber fencing and covered with paving slab and loose stone.

**Property Front**



Red brick pathway leads to the front door with small stoned garden area to the front of the bay window.

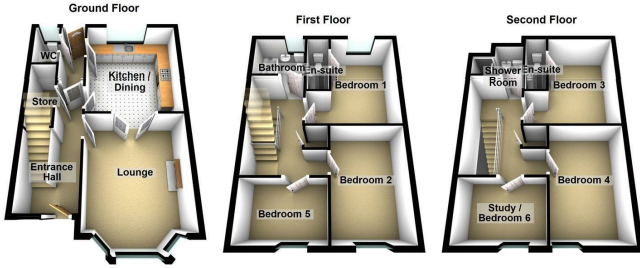
**Communal Off Street Parking**

Communal off street parking area to the front of the property for residents.

**Disclaimer**

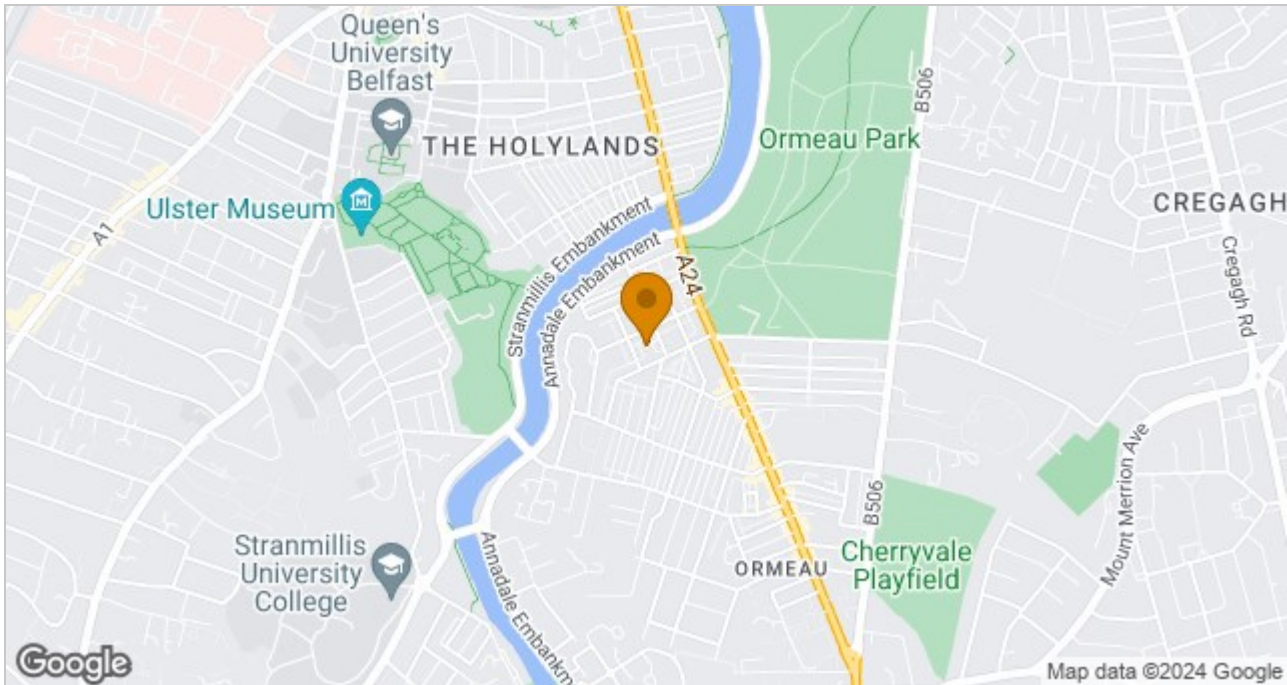
Please note that none of the appliances or services have been tested and we cannot guarantee that they are full working order.

# Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using Planity.

# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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