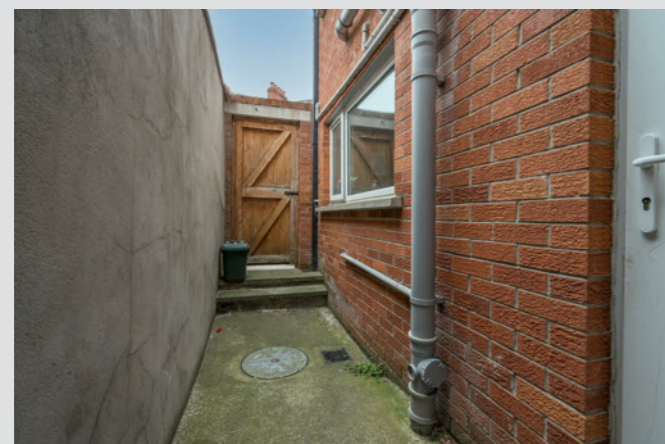
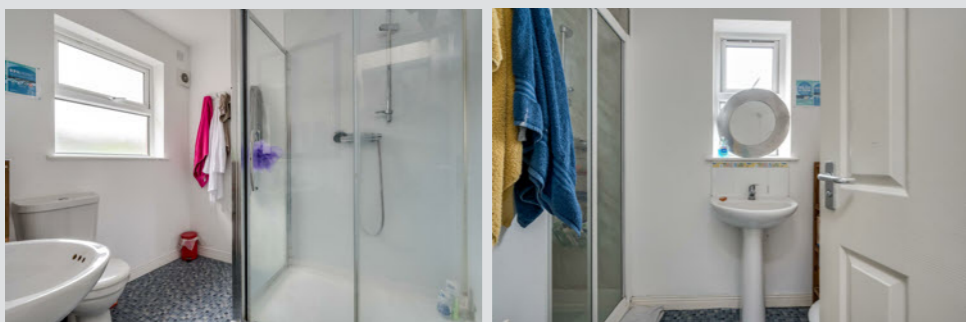
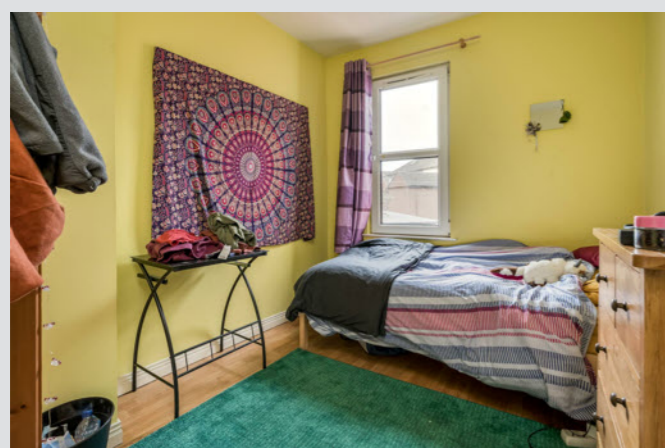


Outside

Enclosed yard to rear.

TEMPLETON  
ROBINSON

TEMPLETON  
ROBINSON



Total area: approx. 101.9 sq. metres (1097.0 sq. feet)  
This plan is for illustrative purposes only.  
Plan produced using PlanUp.



A large mid terrace family home in a prime location close to the ever popular Ormeau Road. Ideally placed for those seeking good access to the city centre and in close proximity to the delightful green space of Ormeau Park.

The spacious accommodation comprises, on the ground floor, two separate reception rooms, a modern fitted kitchen, and on two upper levels, two shower rooms and four bedrooms.

In addition the property benefits from uPVC framed double glazed windows, gas fired central heating and overall ambiance that will have wide ranging appeal. We can with confidence highly recommend an internal inspection.

Offers Over  
£195,000

51 Burmah Street,  
BELFAST,  
BT7 3AP

Viewing by  
appointment with  
& through agent  
028 9066 3030

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

Energy Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	63	72
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			



51 Burmah Street,  
BELFAST,  
BT7 3AP

## Property Features

- Impressive Mid Terrace Property in Popular Location Just Off Ormeau Road
- Situated Close to the Ever Vibrant and Bohemian Ormeau Road
- Approximately 1 Mile from City Centre & Close to Ormeau Park
- Excellent Accommodation that will have Wide Ranging Appeal
- 2 Separate Reception Rooms
- Modern Fitted Kitchen with Extensive Range of Built-in Units
- 4 Well Proportioned Bedrooms on 2 Upper Levels
- 2 Shower Rooms
- Gas Fired Central Heating
- uPVC Framed Double Glazed Windows
- Enclosed Yard to Rear

## Location:

Ormeau Road from Belfast city centre turn right into Ava Avenue then first right into Burmah Street.

## Property Comprises

### Ground Floor

Front door to . . .

ENTRANCE HALL: Ceramic tiled floor.

LIVING ROOM: 12' 6" x 9' 5" (3.81m x 2.87m)

FAMILY ROOM: 11' 1" x 10' 2" (3.38m x 3.1m)

EXCELLENT MODERN KITCHEN: 14' 9" x 7' 8" (4.5m x 2.34m)

Excellent range of modern high and low level units, six ring electric hob, electric oven, stainless steel extractor hood with fan, single drainer stainless steel sink unit, plumbed for washing machine, ceramic tiled floor, understairs storage space.

### First Floor Return

SHOWER ROOM (1): Shower cubicle with thermostatically controlled shower unit, low flush wc, pedestal wash hand basin.

SHOWER ROOM (2): Shower cubicle with thermostatically controlled shower unit, low flush wc, pedestal wash hand basin.

### First Floor

BEDROOM (1): 13' 6" x 9' 10" (4.11m x 3m)

BEDROOM (2): 11' 2" x 8' 1" (3.4m x 2.46m)

### Second Floor

BEDROOM (3): 13' 6" x 9' 10" (4.11m x 3m)

BEDROOM (4): 11' 2" x 8' 1" (3.4m x 2.46m)

