



We are delighted to bring to the market this superb low maintenance mid-terrace property ideally positioned just off the Ravenhill Road in South Belfast. The address offers ease of access for the daily commuter to Belfast City Centre and Belfast City Airport. The property is within striking distance of the Ormeau Road, Cregagh Road, Ormeau Park, Forestside Shopping Centre and Belvoir Golf Club.

In short, the property comprises of a reception hall, open plan living dining room with under stairs storage, separate kitchen with range of built in units and storage, two double bedrooms and a family bathroom with white suite.

The property further benefits from double glazing throughout, oil fired central heating, enclosed private rear patio which is ideal for outdoor entertaining, tarmac driveway with private off street parking for one car and no onward chain. With an excellent potential rental return, low maintenance and no onward chain, we are sure this property will be a popular choice amongst buyers. We recommend viewing at your earliest convenience.

Offers Around
£165,000

8 Ampere Court,
BELFAST,
BT6 8HY

Viewing by
appointment with
& through agent
028 9266 1700

- Well Presented Two Bedroom Terrace Property Ideally Positioned Just off the Ravenhill Road
- Close to Local Leading Schools and Belfast City Airport
- Within Walking Distance of Belfast City Centre, Ormeau Road And Cregagh Road
- Close Proximity to Belvoir Golf Club, Forestside Shopping Centre and Ormeau Park
- Two Well Proportioned Bedrooms
- Open Plan Living Dining Room with Dual Aspect and Under Stairs Storage
- Fitted Kitchen with Range of Built in Units and Appliances
- Family Bathroom with White Suite
- Tarmac Driveway with Private Off Street Parking for One Car
- Enclosed Private Rear Patio Courtyard Ideal for Outdoor Entertaining
- Oil Fired Central Heating and Double Glazing Throughout
- No Onward Chain
- Ideal Investment Opportunity or First Time Buy
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

uPVC double glazed front door with frosted glass insets to:

RECEPTION HALL: Laminate wood effect flooring, access to electric meter

LIVING/DINING ROOM: 24' 0" x 11' 3" (7.32m x 3.43m) (at widest points). Dual aspect to front and rear. Laminate wood effect flooring. Under stairs storage. Fireplace with wooden mantelpiece, marble surround and inset with hearth. Ample space for casual dining.

KITCHEN: Range of high and low level units, solid wooden worktops, ceramic sink with mixer tap, four ring touch screen ceramic hob with built-in extractor fan. Integrated oven and grill, integrated dishwasher, plumbed for washing machine, integrated fridge/freezer, feature tiled splashback, laminate flooring. PVC access door to rear garden.



First Floor

LANDING: Access hatch to roofspace. Hot-press with additional built-in shelving.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer taps, paneled bath with chrome taps. Fully tiled walls, tiled floor. Frosted glass window.

BEDROOM (2): 9' 8" x 8' 3" (2.95m x 2.51m) (at widest points). Outlook to rear. Built-in robes with sliding doors.

BEDROOM (1): 11' 5" x 10' 8" (3.48m x 3.25m) (at widest points). Outlook to front. Laminate wood effect flooring. Built-in robes with sliding doors.

Outside

Tarmac driveway with off-street parking for one car. Pebbled flowerbeds with shrubs.

Enclosed rear patio courtyard with access to oil tank and oil boiler, outside tap. Access gate to rear alleyway for bins.

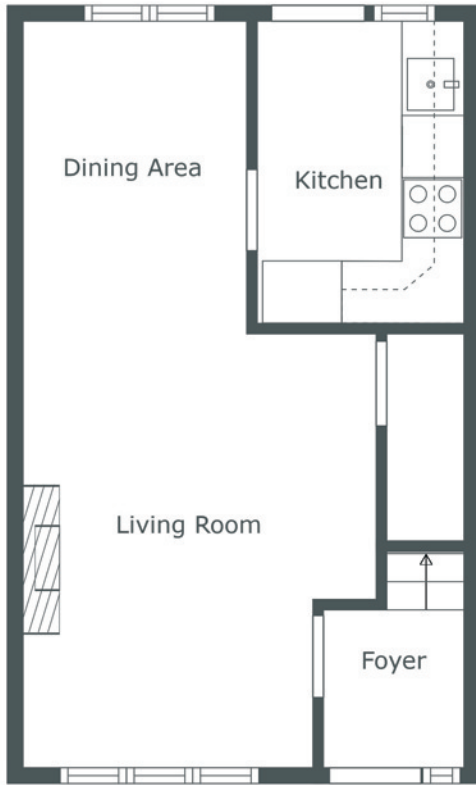
Location:

Coming up the Ravenhill Road towards from the City Centre, turn left on to Ravenhill Avenue. Ampere Court is located on the right hand side.

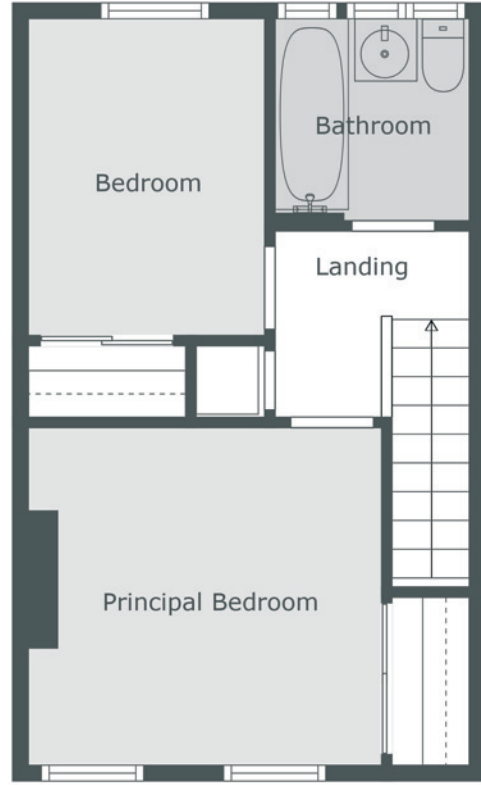


Telephone 028 9266 1700

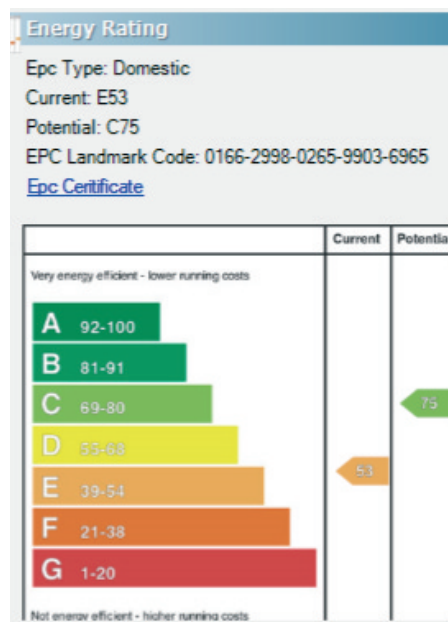
www.templetonrobinson.com



Floor 1



Floor 2



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

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