



## 221 Ravenhill Road, Ravenhill, Belfast, BT6 0BS

**Offers Around £399,950**

Situated in a fantastic position opposite Cherryvale Park on the Ravenhill Road, this extended Semi Detached home offers all the space and convenience to suit most family requirements. On the first floor there are four good sized bedrooms and a white bathroom suite with separate shower. The original ground floor foot print has been extended and now comprises spacious lounge to front, separate living room which leads to dining room, upvc conservatory and modern fitted kitchen / dining. To the rear the present occupier's have opted to have an enclosed patio and large detached garage with vehicle access from the shared lane way to the rear. Great schools, transport links, cafés and restaurants of the Ormeau Road are all within walking distance.

- Extended Semi Detached Home
- Three Receptions
- Modern Fitted Kitchen/Dining
- Oil Heating
- Enclosed Patio to Rear
- Four Good Sized Bedrooms
- Upvc Conservatory
- Downstairs W/C & White Bathroom Suite
- Double Glazing
- Detached Garage to Rear

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100)                 | A |         |           |
| (81-91)                  | B |         |           |
| (69-80)                  | C |         |           |
| (55-68)                  | D |         |           |
| (39-54)                  | E | 55      | 61        |
| (21-38)                  | F |         |           |
| (1-20)                   | G |         |           |

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

## Entrance



Upvc glass panelled front door to entrance porch. Tiled flooring. Upvc glass panelled inner door with glazed side panels and fan light to entrance hall. Wooden stripped flooring. Wooden panelling. Cornice ceiling.

## Down-stairs w.c.



Low flush w.c & sink unit. Pvc panelling. Tiled flooring.

## Lounge 15'10" x 12'6" (4.83 x 3.81)



Into bay. Cast iron fire-place with wooden surround tiled hearth. Solid wood flooring.

### Living Room 13'7" x 12'0" (4.14 x 3.66)



Marble fire-place housing cast iron wood burner, gas stove. Granite hearth. Cornice ceiling. Wooden flooring.

### Dining Room 12'10" 10'10" (3.91 3.30)



Parquet flooring. Upvc atrium providing natural light. Upvc doors to conservatory.

### Upvc Conservatory 12'10" x 9'10" (3.91 x 3.00)



Timber flooring. Upvc door to patio.

**Modern Kitchen / Dining 21'8" x 9'5" (6.60 x 2.87)**



Full range of high and low level units, illuminated glazed display units, concealed lighting, formica work surfaces, single drainer 1 ¼ bowl stainless steel sink unit with mixer tap, over-head extractor fan. Tongue and groove ceiling, tiled floor.

**First Floor**



**Bedroom One 15'5" x 13'5" (4.70 x 4.09)**



Into bay. Laminate flooring.

**Bedroom Two 13'5" x 11'10" (4.09 x 3.61)**



Floor boards sanded and varnished.

**Bedroom Three 9'5" x 9'4" (2.87 x 2.84)**



**Bedroom Four 9'2" x 7'10" (2.79 x 2.39)**



Laminate flooring. Double built in robe.

## White Bathroom Suite



White bathroom suite comprising free standing, roll top, claw foot bath with mixer taps , pedestal wash hand basin, low flush w.c  
Walk in wet area with glazed partition. Fully tiled walls with mosaic detailing. Tiled flooring. Heated chrome towel rail.

## Landing



Access to the roof-space via fold down ladder.

## Outside Front

Landscaped to the front with block paved pathway. Loose stone area with range of plants and shrubs.

## Outside Rear



Enclosed flagged patio area that captures the afternoon sun. Loose stone area range of plants and shrubs.

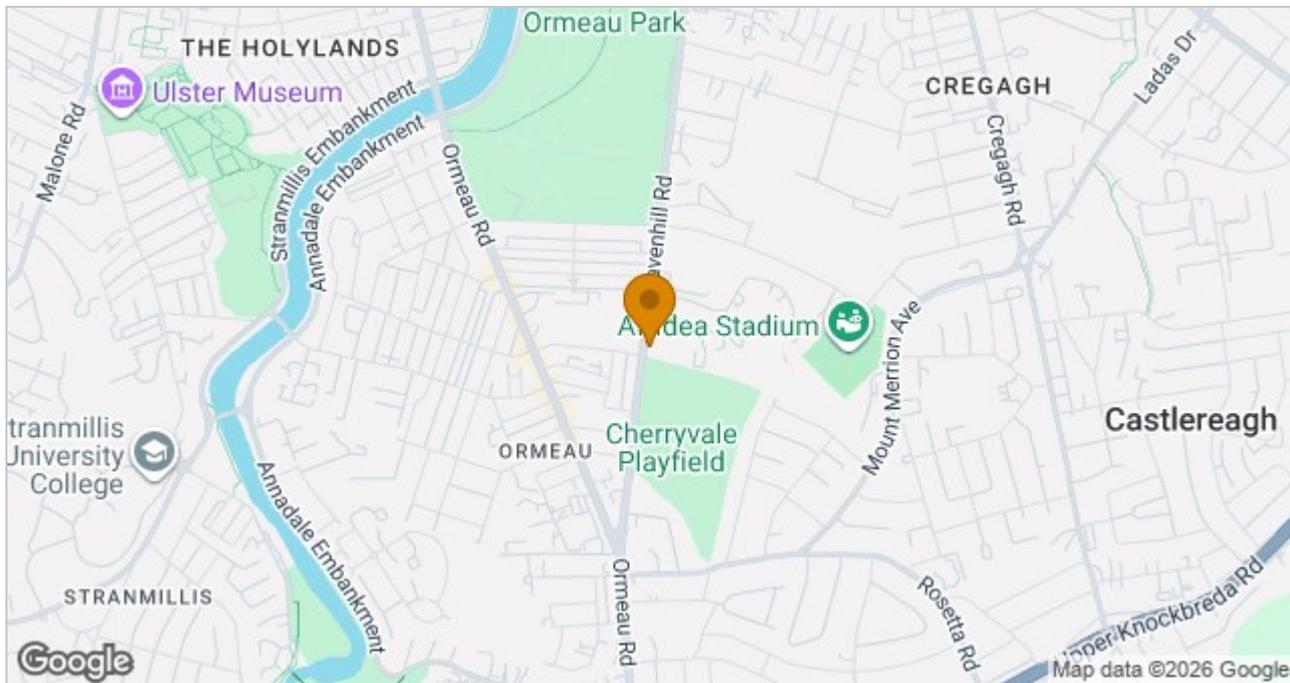
**Lane way access to detached garage 28'11" x 11'6" (8.81 x 3.51)**

Up and over door.

## Floor Plan



## Area Map



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