



32 Florida Drive, Ravenhill Road, Belfast, BT6 8EX

Asking Price £149,950

Florida Drive is a quiet residential street that runs just off the Ravenhill Road, parallel to Ravenhill Avenue. Within walking distance to the Ormeau Road & Belfast City Centre, you will find an abundance of shops, parks, schools, cafés, restaurants and public transport links all within walking distance of your front door.

The property itself is a beautiful red brick, mid-terrace home that has been maintained to an excellent standard throughout and comprises of an open plan lounge / dining room, extended kitchen, three bedrooms and white bathroom suite. The property also benefits from an updated gas heating system, upvc double glazing, new roof (2023) and floored roof space for additional storage. Externally you will also find low maintenance yards to the front and rear.

Maintained to an excellent standard throughout with little to do other than adding your own personal touches, this is a fantastic home that will make a perfect first time purchase and / or investment. Viewings are available on request now and strictly by appointment only!

- Beautiful Red Brick Terrace Home
- Open Plan Lounge / Dining Area
- White Bathroom Suite
- Upvc Double Glazing
- Enclosed Front & Rear Yards
- Three Bedrooms
- Extended Modern Fitted Kitchen
- Gas Fired Central Heating
- New Roof Fitted in 2023
- Walking distance to Ormeau Road & Belfast City Centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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		
EU Directive 2002/91/EC		

Entrance Hall 13'4" x 4'11" (4.08m x 1.51m)

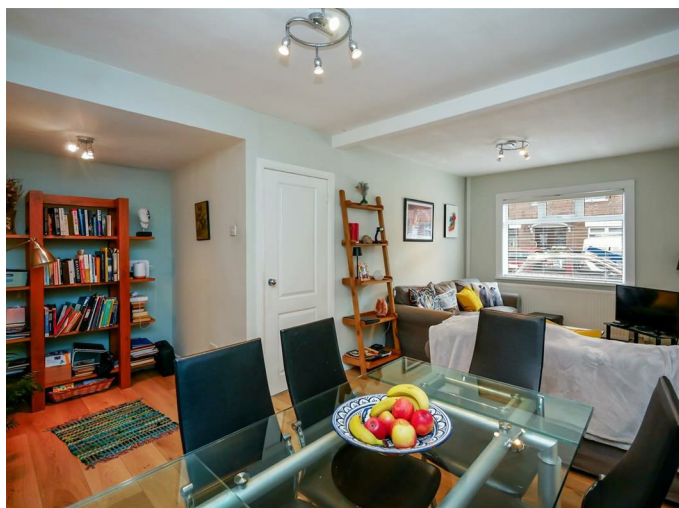


Glazed upvc front door and surround opens onto entrance hall with laminate flooring.

Lounge / Dining Area 19'11" x 14'11" (6.09m x 4.56m)



(measurements at widest points) Open plan lounge / dining area with laminate flooring.



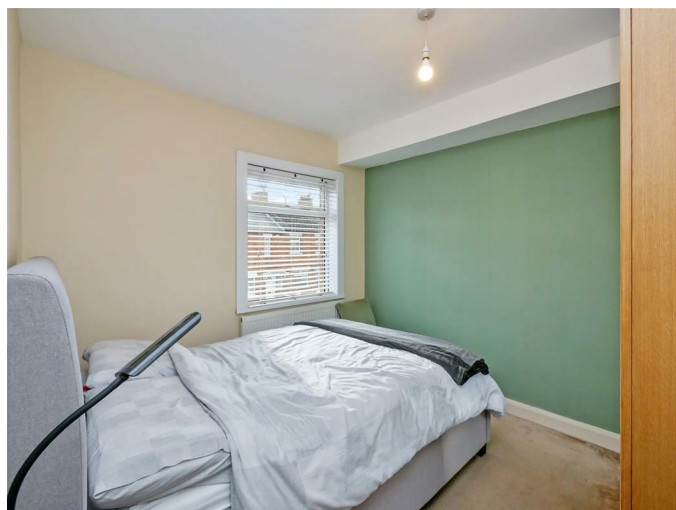
Modern Fitted Kitchen 14'6" x 9'1" (4.42m x 2.79m)



Modern fitted kitchen with a selection of upper and lower level cream gloss units with formica worktops, stainless steel sink with drainer, integrated electric oven with four ring hob and stainless steel overhead extractor fan. Part tiled and part upvc wall panelling. Tile effect laminate flooring. Glazed upvc door opens onto enclosed rear yard.

First Floor

Bedroom 1 9'11" x 9'0" (3.03m x 2.75m)



Bedroom 2 9'6" x 9'0" (2.91m x 2.75m)

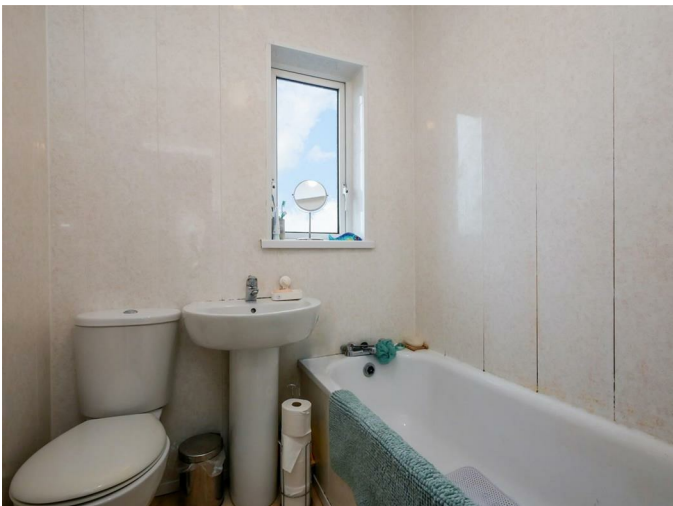


Double bedroom with built-in cupboard housing gas combi boiler. Access to roof space via slingsby ladder.

Bedroom 3 6'3" x 5'6" (1.91m x 1.69m)



White Bathroom Suite 5'6" x 5'3" (1.69m x 1.61m)



White bathroom suite comprising of

panelled bath with stainless steel mixer taps and over hanging shower attachment, low flush w.c and pedestal wash hand basin. Upvc wall panelling and tile effect vinyl flooring.

Floored Roof Space



Floored roof space with velux window accessed via slingsby ladder offers great storage.

Property Front

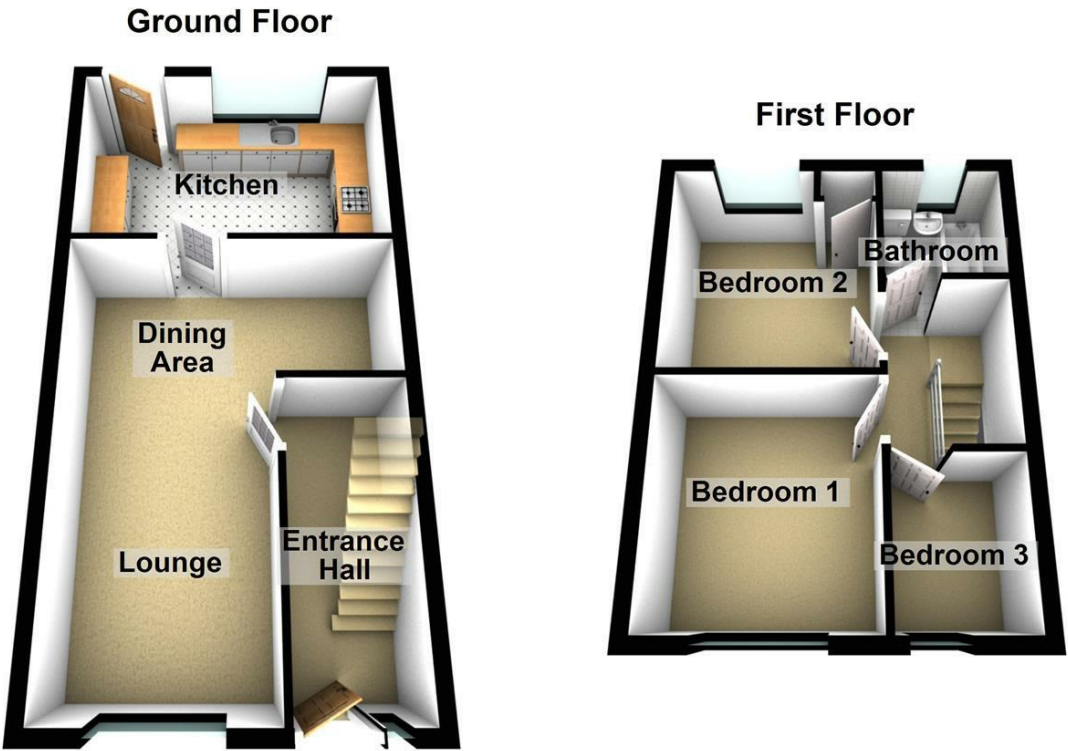


Low maintenance front yard bordered by red brick walls and metal fencing.

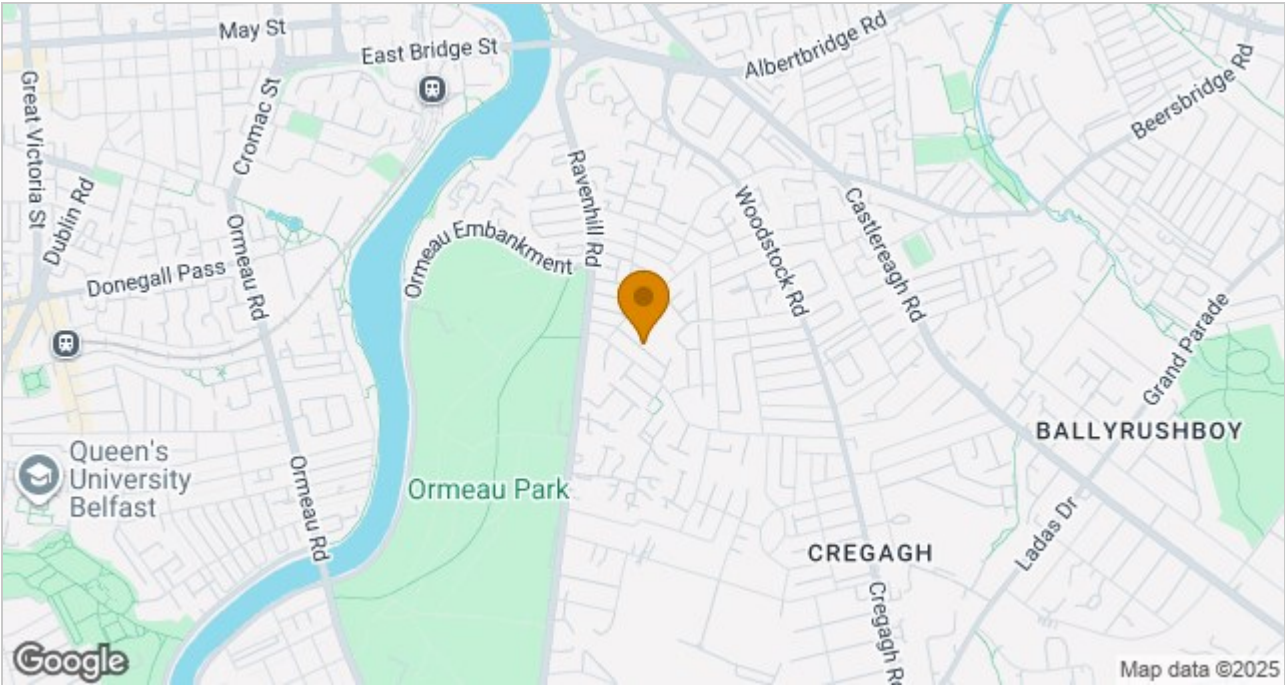
Enclosed Rear Yard

Enclosed rear yard bordered by tall white rendered walls.

Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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