



22 Ravenhill Park, Ravenhill, Belfast, BT6 0DE

Asking Price £499,950

The Ravenhill and Ormeau area is very popular with independent shops and cafés joining established names and as many local clubs and sports groups as you could wish for. Green, open spaces include Ormeau Park and Cherryvale Playing Fields, where park runs, and outdoor social events are a regular feature. For sporting enthusiasts, the Ulster Rugby stadium and Ormeau and Belvoir Park Golf Clubs are all within walking distance. The exemplary primary and secondary schools in the area means your educational needs are fully catered for with excellent connections into the City Centre making travelling a breeze. Although in need of modernisation, this property represents an excellent opportunity for those hoping to purchase their "forever" family home in one of South East Belfast's most desirable locations.

Internal accommodation on the ground floor comprises, side entrance with sun porch, two reception rooms to the front, a further family room to the rear that leads to the kitchen and also provides access to the boiler room / utility and courtyard area. Combining these areas would create a fantastic kitchen, dining, living that would lead out to the garden.

Upstairs there are currently five bedrooms, bathroom suite and separate w/c.

Outside, there are gardens to the front and rear and a shared driveway with 24 that leads down to a recently constructed timber semi detached garage. All in all, a fantastic family home, in a great location with bags of potential!

- Detached Family Home
- Three Reception Rooms
- Boiler / Utility Room
- Oil Heating
- Semi Detached Garage
- Five Bedrooms
- Fitted Kitchen
- White Bathroom Suite First Floor
- Shared Driveway
- Enclosed Rear Garden

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

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



Entrance Hall



Stained glass panelled front door with fan light to entrance porch. Tiled flooring. Access to sun porch to side.
Glass panelled inner door.

Sun Porch



Hallway



Cornice ceiling. Under stairs storage.



Drawing Room 16'2 x 11'1 (4.93m x 3.38m)



(into bay) Cornice ceiling. Picture rail. Wood panelling. Tiled fireplace with decorative wooden surround housing an open fire.

Lounge 16'8 x 12'0 (5.08m x 3.66m)



Cornice ceiling. Picture rail. Mosaic tiled fireplace with wooden surround. Original stained glass window.



Cloakroom



Family Room 12'0 x 11'2 (3.66m x 3.40m)



Access to the utility room and kitchen.



Fitted Kitchen 12'2 x 9'3 (3.71m x 2.82m)



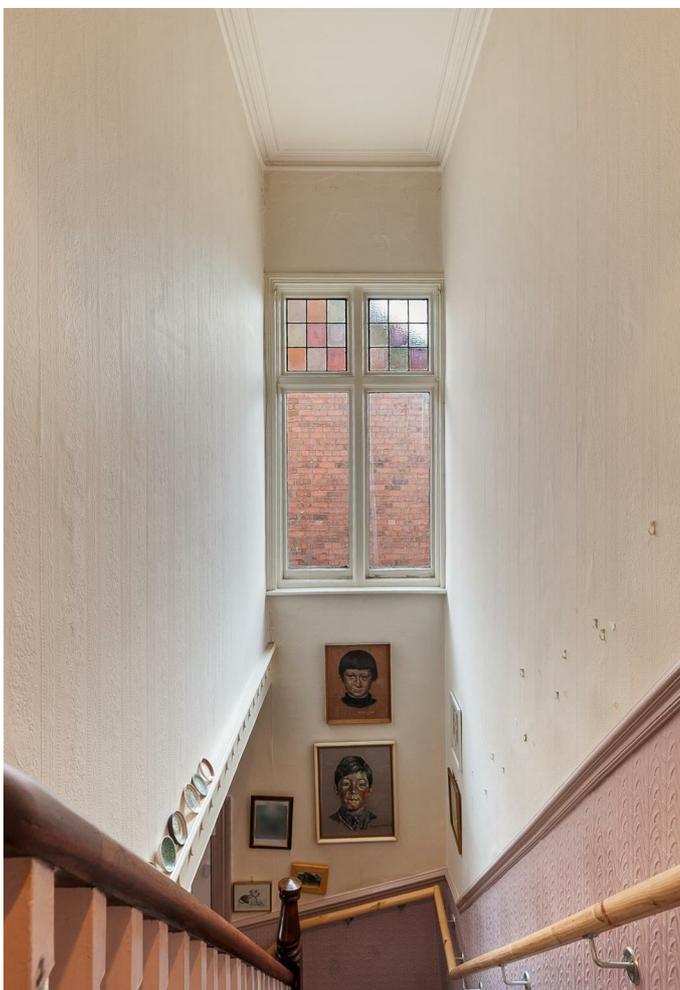
Full range of high and low level units, formica work surfaces, built in hob, overhead extractor fan. Larder cupboard, single drainer stainless steel sink unit with mixer taps, part tiled walls. Tongue and groove ceiling. Stone floor. Access to the rear.

Utility / Boiler Room 12'7 x 12'0 (3.84m x 3.66m)



Plumbed for washing machine. Single drainer sink unit with mixer taps. Housed oil boiler. Access to the rear.

First Floor





Bedroom One 18'4 x 11'1 (5.59m x 3.38m)



Bedroom Two 12'2 x 10'9 (3.71m x 3.28m)



Original fireplace.



Bedroom Three 11'9 x 11'1 (3.58m x 3.38m)



Bedroom Four 12'7 x 10'9 (3.84m x 3.28m)



Sink unit.

Bedroom Five 11'6 x 8'3 (3.51m x 2.51m)



White Bathroom Suite



Comprising panelled bath with mixer taps, chrome shower, wash hand basin with mixer taps and storage below. Wood panelling. Hot-press with access to the roof space.

Separate w/c



Separate high flush w/c.

Outside Front



Front garden laid in lawn with a range of mature plants, trees and shrubs.

Shared driveway leading to semi detached wooden garage, double doors.

Semi Detached Garage



Recently constructed timber garage with possible storage in roof void.

Outside Rear



Enclosed courtyard accessed from the boiler room & kitchen.

Rear garden laid in lawn with a mature range of plants, trees and shrubs.

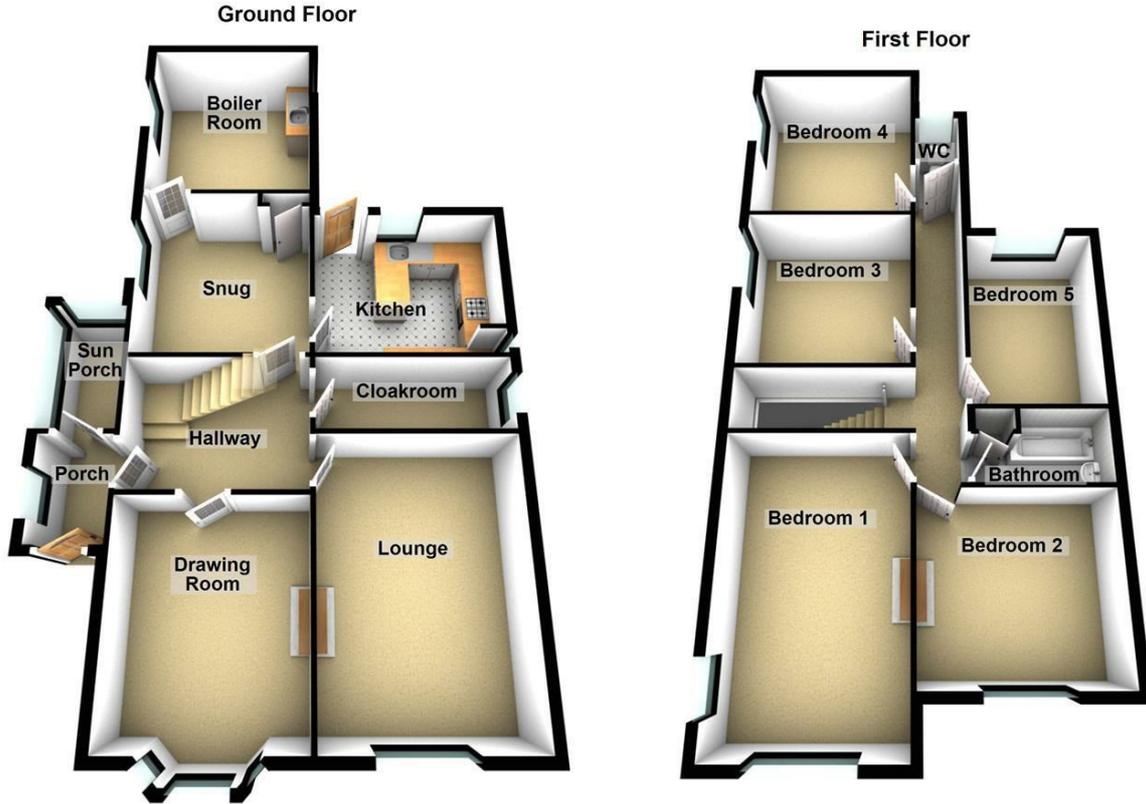




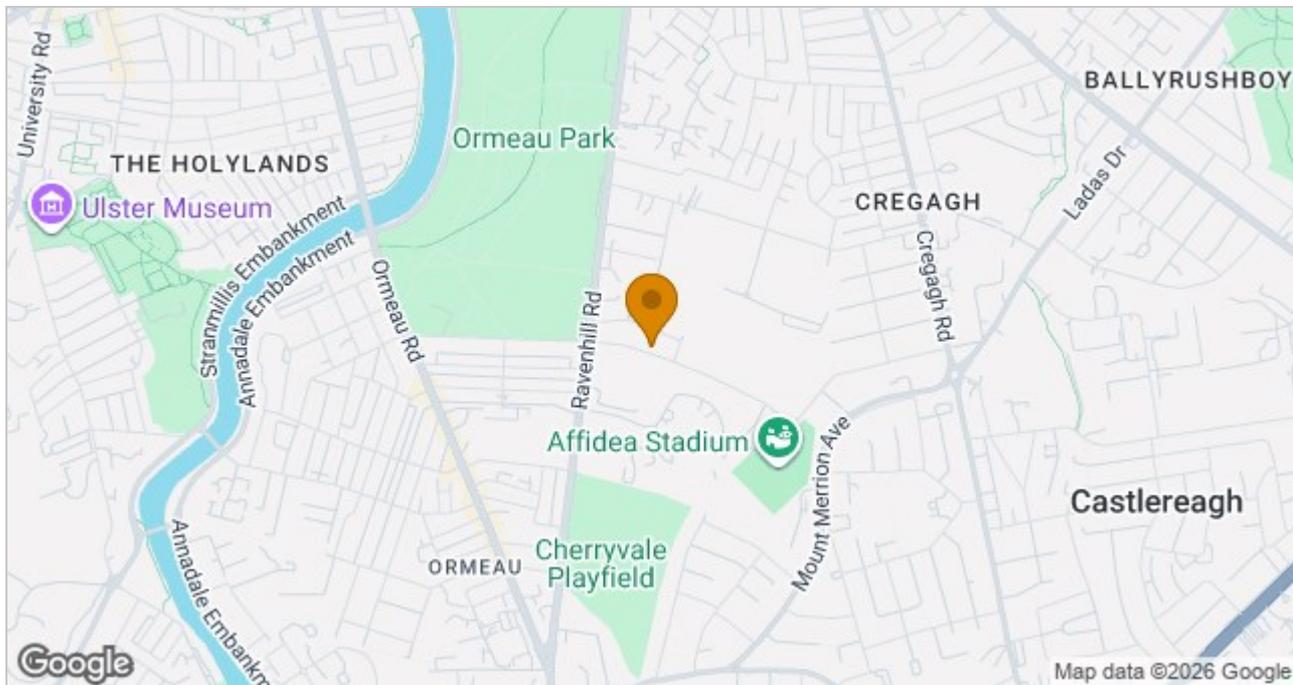
Please Note

This property can be accessed from the Ravenhill Road by driving through Ravensdene Park and following the one way system.

Floor Plan



Area Map



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