



14 Ardenlee Court, Ravenhill Road, Belfast, BT6 8QE

Asking Price £219,950

Ardenlee Court is a small cul de sac just off Ardenlee Green which is off the Ravenhill Road, providing easy access to Belfast City Centre, transport links, Ormeau and Cherryvale Parks and all the shops, restaurant's and cafés on the Ormeau Road. The property itself offers well proportioned accommodation comprising three good sized bedrooms, master with en-suite shower, lounge / dining that provides access to enclosed rear garden, a modern fitted kitchen, downstairs w/c and a luxury white bathroom suite on first floor. In addition to a gas heating system and double glazing, this home also benefits from off street parking to front and enclosed rear gardens. This is a fantastic first time purchase and or investment opportunity.

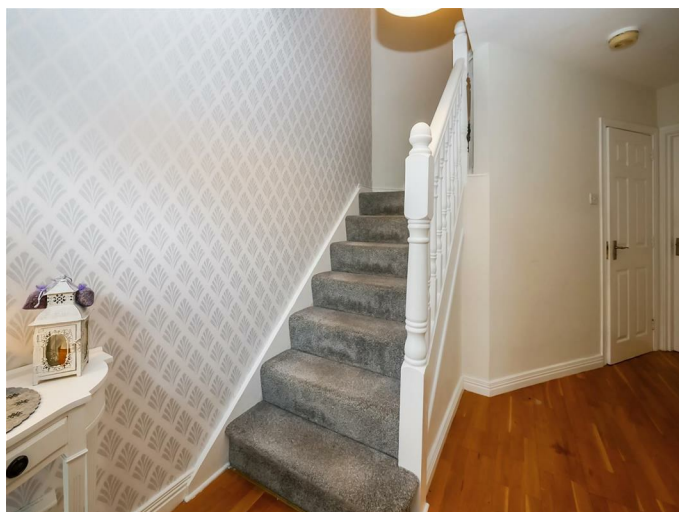
- Well maintained end townhouse
- Lounge open to the dining area
- Ground floor w/c
- En-suite to the master bedroom
- Double glazed windows
- Three good size bedrooms
- Modern fitted kitchen
- 1st floor luxury bathroom suite
- Gas heating
- Off street parking to the front, enclosed gardens to the rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		74	79
(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	

The accommodation comprises

Hardwood front door leading to the entrance hall.

Entrance hall



Wood flooring.

Cloaks 7'2 x 6'9 (2.18m x 2.06m)

Ground floor w/c comprising low flush w/c, pedestal wash hand basin, extractor fan, wood flooring.

Lounge / dining 16'2 x 15'2 (4.93m x 4.62m)



Wood flooring, sliding doors to the rear gardens, open to the dining area.

Additional lounge / dining image



Kitchen 12'8 x 9'7 (3.86m x 2.92m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, plumbed for washing machine, fridge freezer space, breakfast bar, tiled floor.

1st floor

Landing, Built in storage. Access to the roof space via a slingsby ladder approach, partially floored.

Bedroom 1 11'2 x 10'1 (4.62m x 3.07m)



Laminate flooring, built in robes

Bedroom 2 9'4 x 9'0 (2.84m x 2.74m)



Built in robe. laminate flooring.

Bedroom 3 10'8 x 6'2 (3.25m x 1.88m)



Laminate flooring, built in robe.

Bathroom



Luxury white suite comprising panelled bath, mixer taps, telephone hand shower and waterfall shower, wash hand basin with storage below, low flush w/c, extractor fan, chrome towel radiator, tiled floor.

Outside

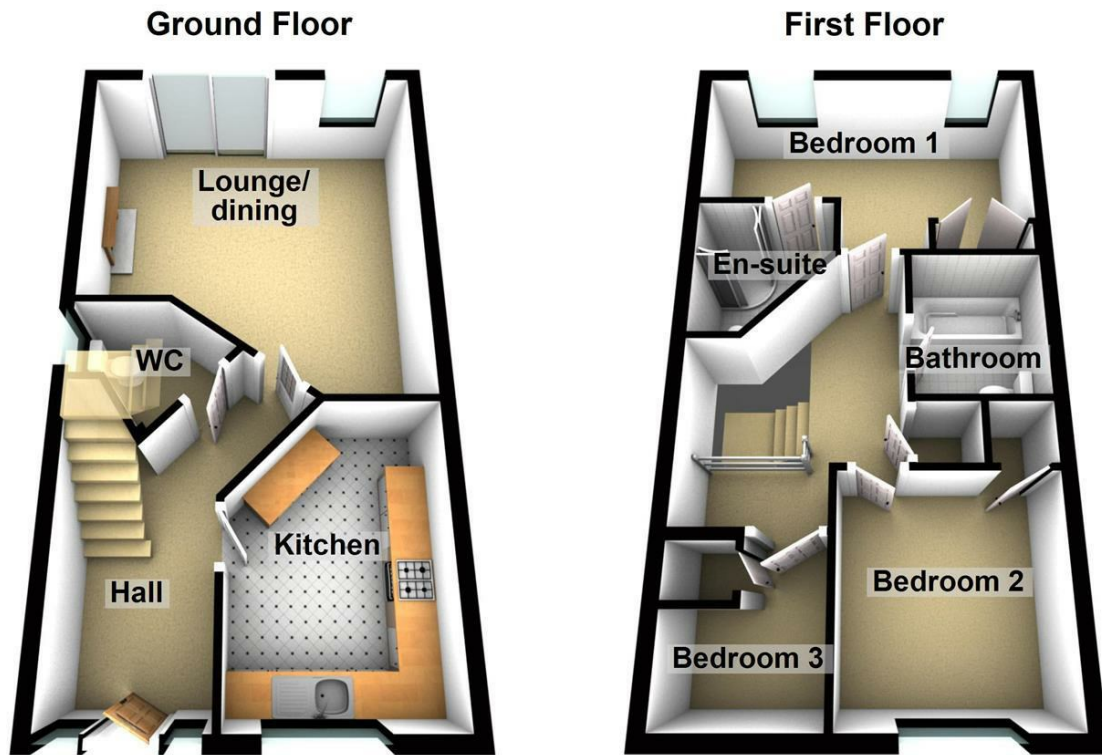
Brick paved driveway with off street parking to the front.

Rear gardens

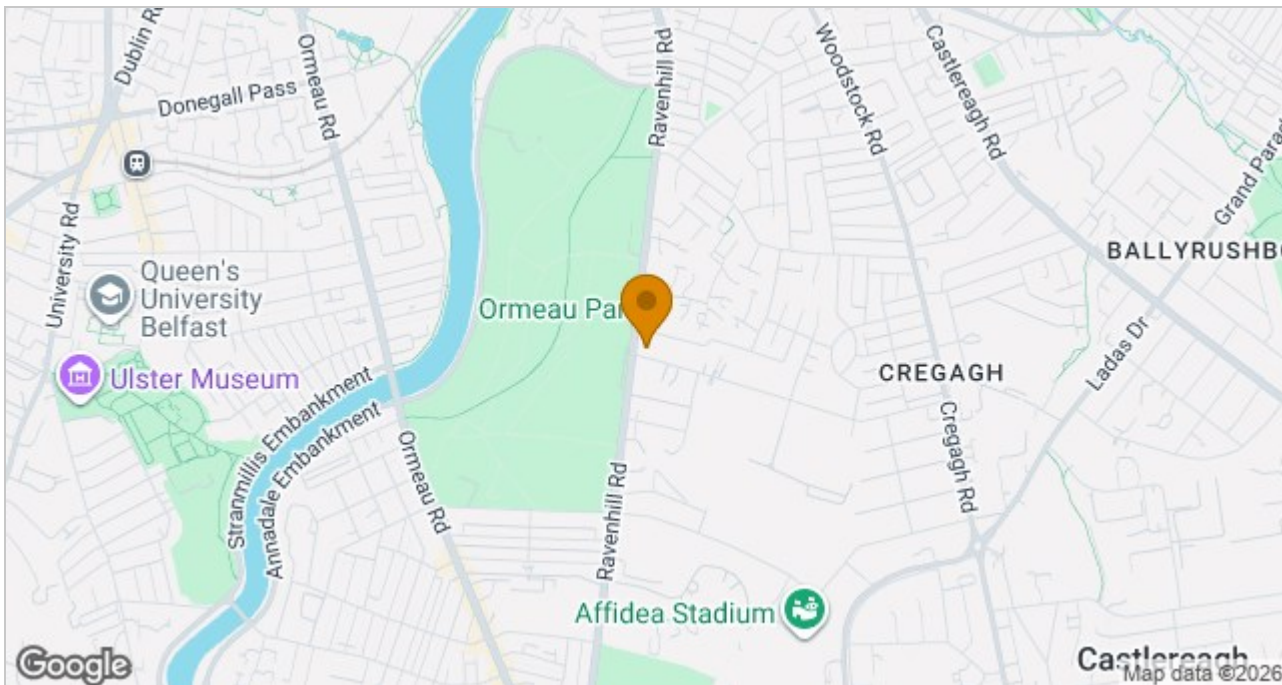


Enclosed rear gardens with brick paved patio area, raised flower beds, side gate access.

Floor Plan



Area Map



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