



12 Ravenhill Park Gardens, Ravenhill Park, Belfast, BT6 0DH

Asking Price £595,000

The Ravenhill & 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 make travelling a breeze.

The property itself offers spacious, well proportioned accommodation that has been altered and extended over the years creating a modern, stylish layout. On the ground floor there are two reception rooms, one of which is open to the dining area which in turn opens out to the fitted kitchen, whilst also providing access to the rear garden.

Upstairs there are four bedrooms, a bathroom suite and separate shower suite.

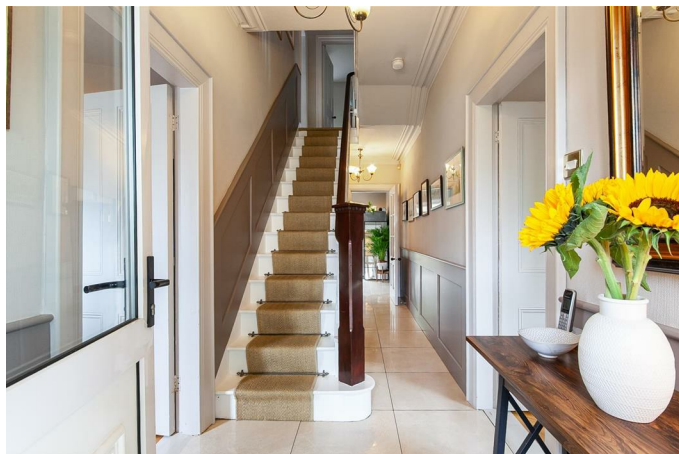
Outside there is a loose stone driveway with ample parking and fantastic rear garden laid in lawns with a range of mature plants trees and shrubs. An excellent home in a fantastic location.

- Double Fronted Detached Family Home
- Three Receptions
- White Bathroom Suite
- Gas Heating
- Driveway With Ample Parking
- Four Bedrooms
- Fitted Kitchen
- Separate Shower Suite
- Double Glazing
- Fantastic, Mature Garden To Rear

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



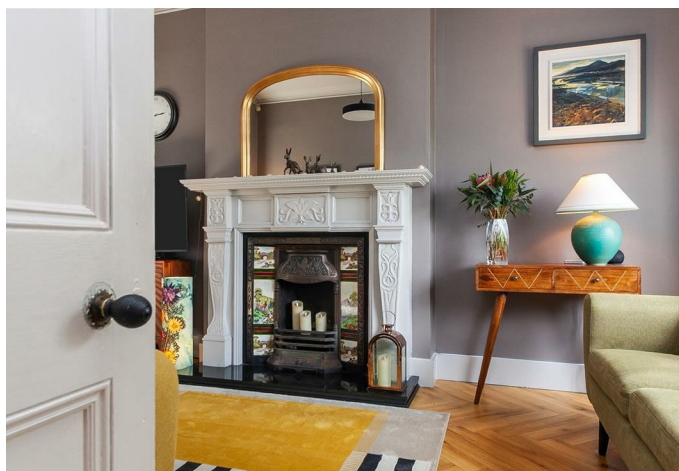
Pvc glass panelled front door with stained glazed side panels and fan light to entrance hall. Tiled flooring. Glass panelled inner door with glazed side panels to entrance hall. Wood panelling. Tiled flooring. Under stairs storage.

Lounge 15'4 x 11'3 (4.67m x 3.43m)



Gas wood burner effect stove. Oak flooring laid in herringbone style. Picture rail. Cornice ceiling.

Living Room 15;8 x 11'4 (4.57m;2.44m x 3.45m)



Cast iron fireplace with wooden surround, tiled inset. Laminate flooring in herringbone style. Cornice ceiling. Open to

Dining Room 15'10 x 10'3 (4.83m x 3.12m)



Tiled flooring. Open to:

Fitted Kitchen/Dining 18'1 x 13'3 (5.51m x 4.04m)



Full range of high and low level units, wooden work surfaces, overhead extractor fan, ceramic sink unit with mixer taps, plumbed for dishwasher. Part tiled walls. Tiled flooring. Breakfast bar area.

First Floor



Bedroom One 14'4 x 14'2 (4.37m x 4.32m)



Bedroom Two 13'7 x 11'2 (4.14m x 3.40m)



Cast Iron fireplace with wooden surround.

Bedroom Three 12'4 x 10'0 (3.76m x 3.05m)

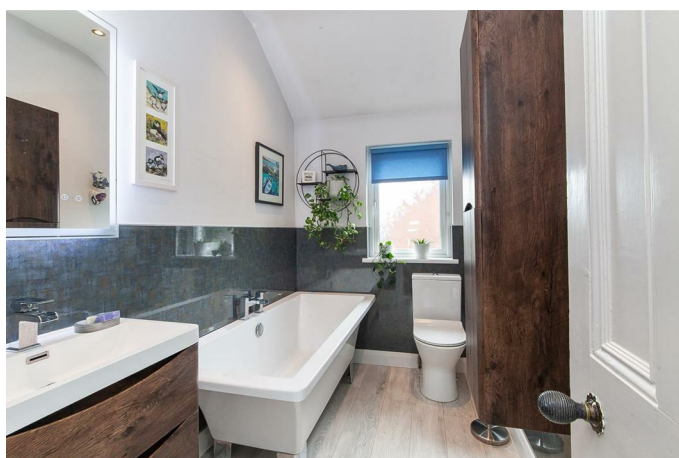


Bedroom Four 8'3 x 8'3 (2.51m x 2.51m)



(at widest points) Hot-press.

White Bathroom Suite



Comprising panelled bath with mixer taps, wash hand basin with storage below, low flush w.c Laminate flooring. Spot-lights.

Separate Shower Cubicle



Comprising walk in corner shower with walk in shower cubicle, Triton shower unit, pedestal wash hand basin, low flush w.c Part tiled walls, tiled flooring. Heated chrome towel rail.

Landing

Access to roofspace.

Outside Front



Loose stone driveway with ample parking to front and side.
Excellent range of plants, trees and shrubs and mature hedging.

Outside Rear



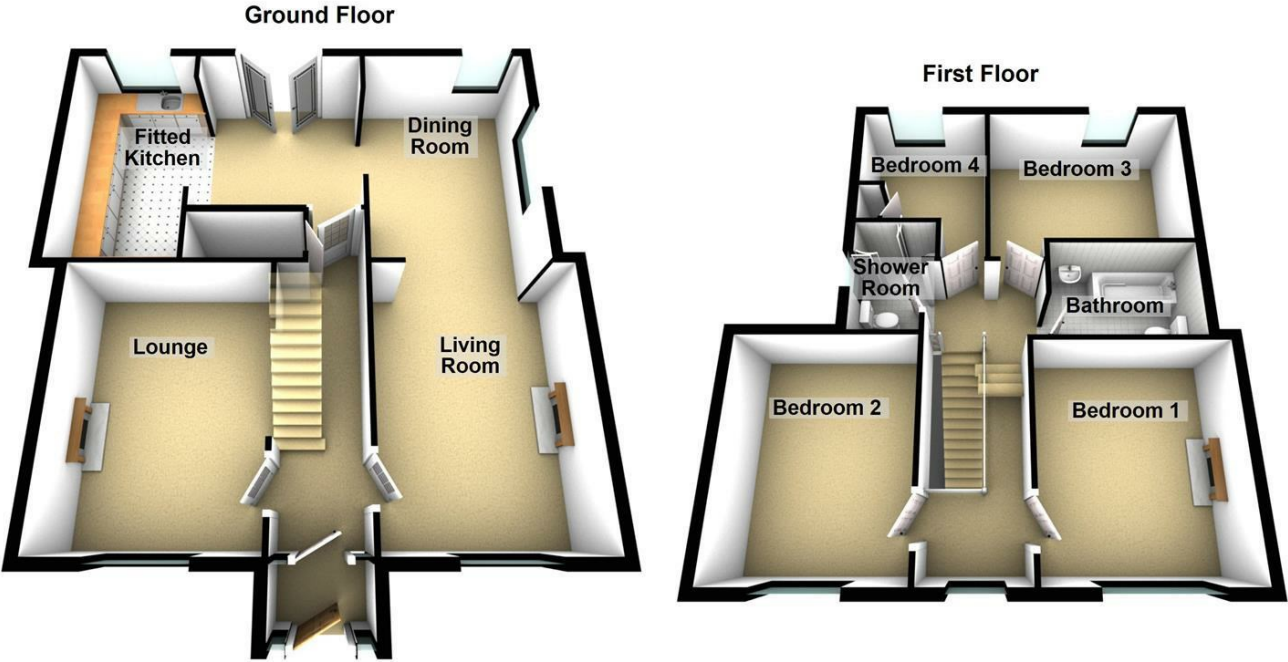
From the kitchen dining access is provided to the patio area with a generous mature rear garden laid in lawn, bordered by a fantastic range of plants, trees, shrubs and hedging.



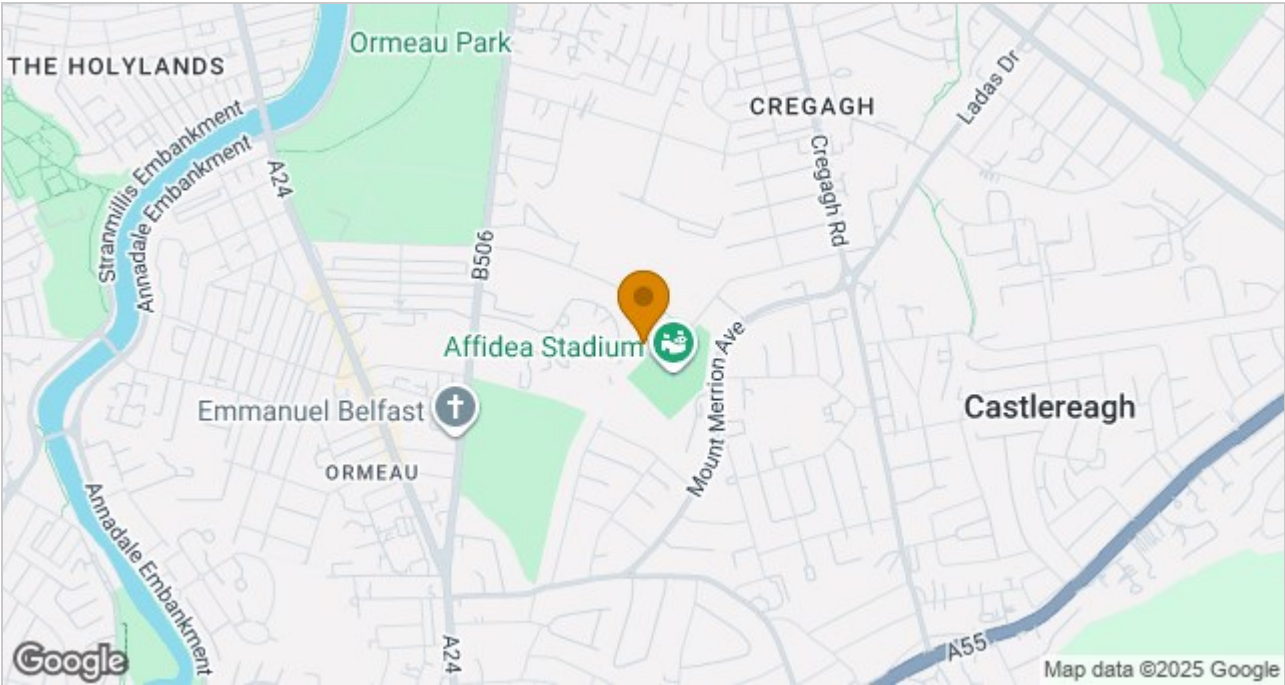




Floor Plan



Area Map



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