



686 Ravenhill Road, Belfast, BT6 0BZ

Asking Price £550,000

The Ravenhill & Ormeau area is one of Belfast's most popular locations with an excellent selection of 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 are also found right on your doorstep, where park runs and outdoor social events are a regular feature. For sporting enthusiasts, the Ulster Rugby stadium and Ormeau & Belvoir Park Golf Clubs are all within walking distance.

The exemplary primary and secondary schools in the area are second to none, meaning your educational needs are fully catered for, and with excellent connections into the City and surrounding areas, travelling a breeze.

Internally, this property has undergone a comprehensive refurbishment and offers fantastic well proportioned accommodation packaged within a period home.

On the ground floor there is a downstairs cloakroom w/c, lounge / dining with cast iron wood burning stove and fantastic kitchen with casual dining and sliding doors to courtyard and garden. Upstairs there are two bedrooms, principle with contemporary en-suite and study with a further 2 double bedrooms on the top floor and white bathroom suite.

Outside there is a loose stone driveway with ample parking for two cars and enclosed rear garden laid in lawns with additional courtyard area accessed directly from the kitchen.

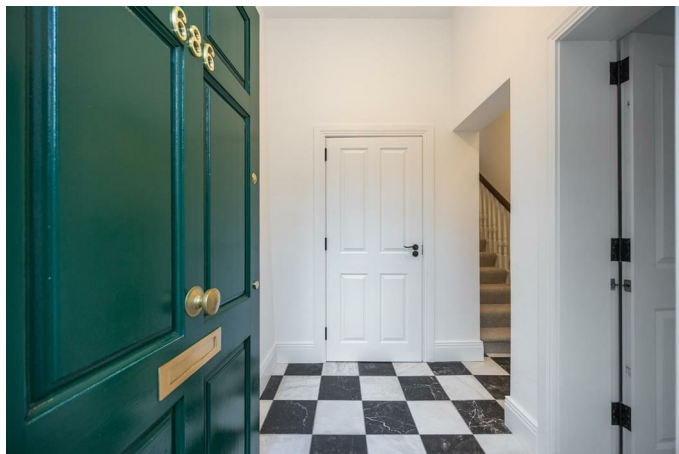
A superb home in a great location

- Refurbished Semi Detached Home
- Lounge Open To Dining Room
- Downstairs W/C
- Gas Heating / Double Glazing
- Enclosed Courtyard & Garden To Rear
- Four Bedrooms Principle With En-Suite (Plus Study)
- Fantastic Shaker Style Fitted Kitchen With Casual Dining
- Contemporary White Bathroom Suite
- Loose Stone Driveway To Front
- Fantastic Convenient Location

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		



The Accommodation Comprises



Hardwood front door with fan light open onto entrance hall with black and white chequered tiled floor.

Downstairs Cloak Room



Downstairs w/c and sink unit, tiled floor continued from hallway.

Lounge / Dining 26'3 x 15'7 (8.00m x 4.75m)



At widest points into bay
Cast iron wood burning stove on a slate hearth. Solid oak flooring.





Shaker Style Fitted Kitchen 24'8 x 6'2 (7.52m x 1.88m)



An excellent range of high and low level fitted units, concealed lighting, marble effect work surfaces. Caple single drainer sink unit with matte black mixer taps, built-in hob and over head extractor fan, integrated oven and grill, fridge freezer and dishwasher, breakfast bar, tiled floor spotlights. Upvc patio doors providing access to courtyard area.







First Floor



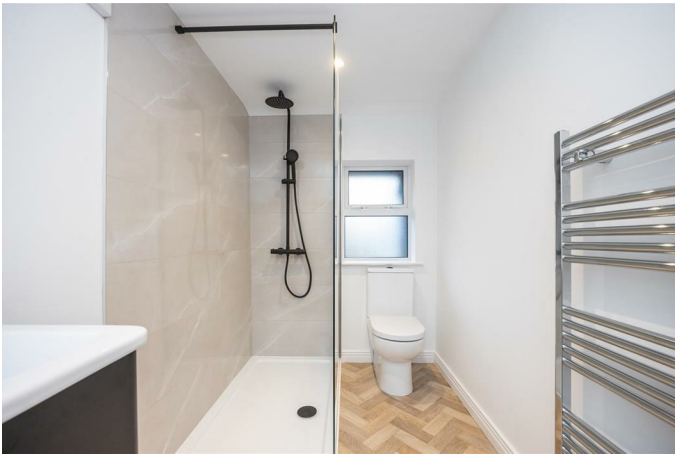
Principle Bedroom 15'6 x 14'3 (4.72m x 4.34m)



Into bay.



En-suite



Comprising large walk in shower cubicle with matte black shower unit with drench head and hand shower attachment, wash hand basin with mixer taps and storage below, low flush w/c, heated towel rail, spotlights.



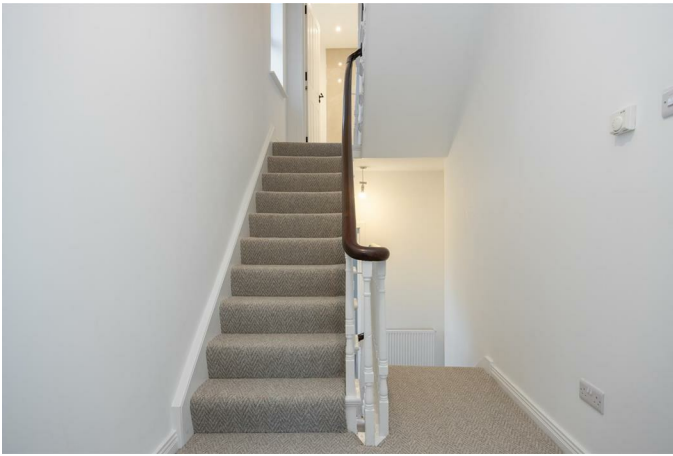
Bedroom Two 11'5 x 9'3 (3.48m x 2.82m)



Study 7'7 x 6'3 (2.31m x 1.91m)



Stairs To



Contemporary White Bathroom Suite



Comprising panelled bath with mixer taps and chrome shower unit with drench head and hand shower attachment. Wash hand basin with mixer taps. Low flush w/c. Heated towel rail, part tiled walls, spotlights.



Stairs to Second Floor

Bedroom Three 15'5 x 11'3 (4.70m x 3.43m)



Bedroom Four 11'5 x 9'8 (3.48m x 2.95m)



Outside Front

Loose stone driveway with ample parking to front.
Pathway providing access to rear.

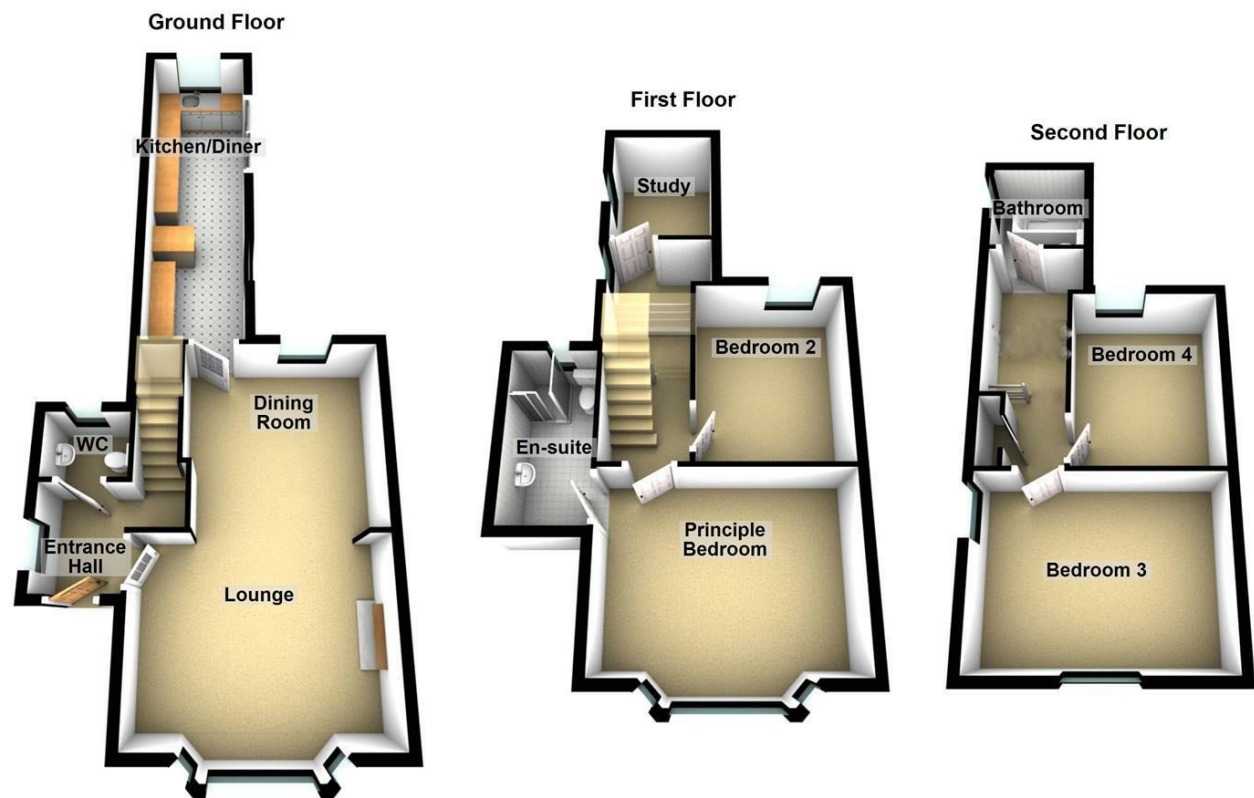
Outside Rear

Enclosed block paved courtyard, accessed from kitchen that leads to garden laid in lawns.

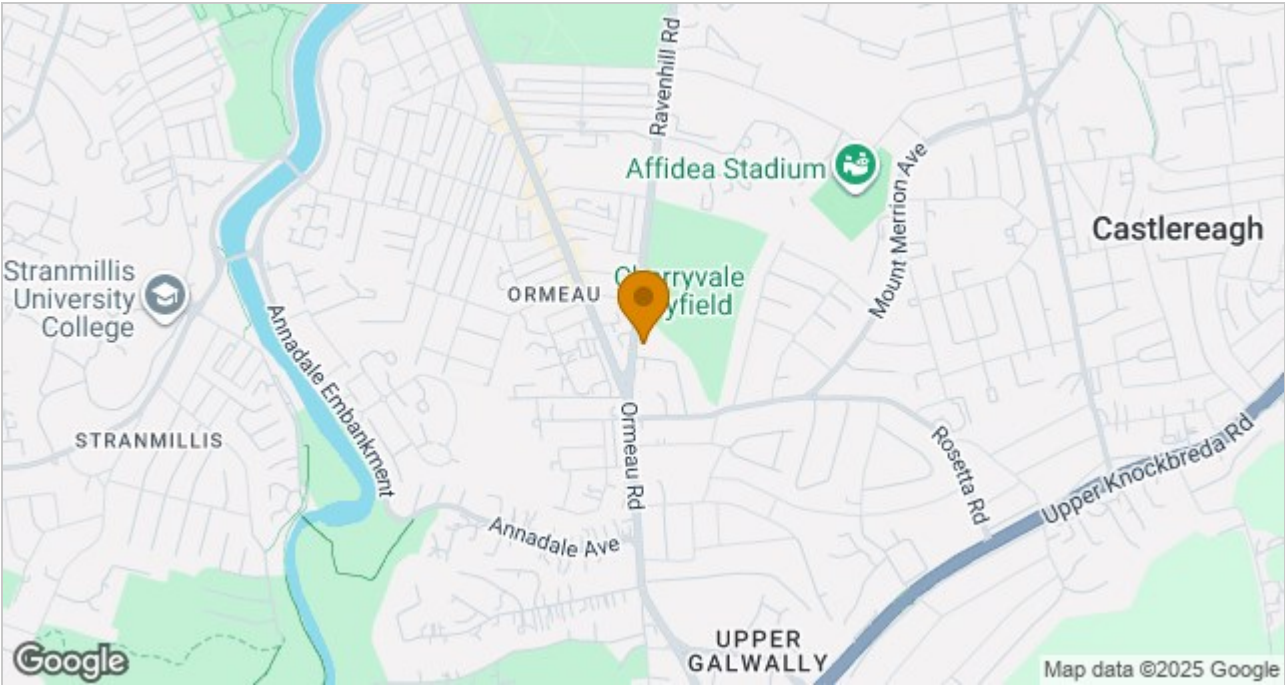




Floor Plan



Area Map



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