



14 Chesham Grove, Ravenhill, Belfast, BT6 8GU

Asking Price £192,500

Chesham Grove is in a quiet cul de sac that can be accessed off Ardenlee Avenue or Ravenhill Avenue and offers convenience to the Cregagh, Ravenhill and Ormeau Roads with superb transport links into and out of Belfast.

The property is itself finished and presented to an exceptional standard throughout comprising lounge and modern fitted kitchen on the ground floor with two good sized rooms and a contemporary shower suite on first floor.

In addition the property benefits from a gas heating system, double glazing and enclosed rear gardens laid in lawns.

An excellent first time purchase!

- Semi Detached Home
- Spacious Lounge
- Contemporary White Shower Suite
- Double Glazing
- Cul De Sac Location
- Two Good Sized Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Enclosed Rear Garden
- Excellent First Time Purchase

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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



Pvc glass panelled front door to entrance hall. Laminate flooring in herringbone style, under stairs storage.

Lounge 15'3 x 9'9 (4.65m x 2.97m)



Laminate flooring in herringbone style.

Shaker Style Kitchen 9'4 x 9'1 (2.84m x 2.77m)



Full range of high and low level units, built in 4 ring hob, under oven, stainless steel overhead extractor fan, single drainer 1 1/4 bowl sink unit with mixer taps, slim line dishwasher, fridge freezer. Breakfast bar.

First Floor

Bedroom One 15;5 x 9'7 (4.57m;1.52m x 2.92m)



Access to the roofspace.

Bedroom Two 9'3 x 8'1 (2.82m x 2.46m)



(at widest points)

White Shower Suite



Chrome shower unit comprising walk in shower cubicle with marble effect tiling, chrome shower unit with hand shower, wash hand basin with mixer taps and storage below, vanity mirror above, low flush w.c Heated chrome towel rail.

Outside Front

Flagged area to front.

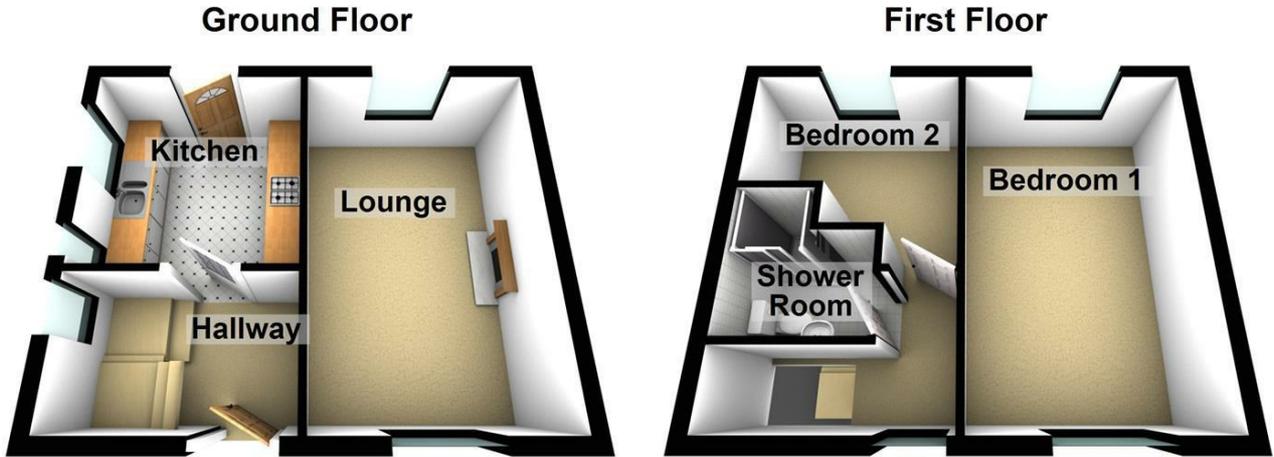
Outside Rear



Enclosed patio and garden area to the rear, bordered by timber fencing.



Floor Plan



Area Map



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