



## 12 Chesham Crescent, Ravenhill/Cregagh, Belfast, BT6 8GW

**Asking Price £239,950**

Situated in a quiet cul de sac, this extended end terrace home offers convenience to both the Ravenhill and Cregagh Road's, Belfast City Centre and all the shops cafes and restaurants off the Ormeau Road.

The internal accommodation has been transformed with a large double storey extension to rear creating extra living and bedroom space.

The internal accommodation now comprises, lounge to the front, large kitchen / dining / living to the rear, whilst upstairs there are three good sized bedrooms, principle with en-suite and white bathroom suite with separate shower cubicle.

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

A fantastic home in a great location.

- Extended End Terrace Home
- Lounge To The Front
- White Bathroom Suite With Separate Shower
- Double Glazed
- Cul De Sac Location
- Three Bedrooms, Principle With En-Suite
- Kitchen Dining Living To Rear
- Gas Heating
- Enclosed Rear Garden
- An Excellent First Time Purchase

Energy Efficiency Rating		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		69	74
EU Directive 2002/91/EC			

## Entrance Hall



Pvc glass panelled front door to entrance hall. Under stairs storage.

## Lounge 15'5 x 10'2 (4.70m x 3.10m)



Cast iron fireplace with wooden surround. Laminate flooring.

## Extended Living / Dining Room 14'6 x 13'0 (4.42m x 3.96m)



Tiled flooring. Pvc glass panelled doors to rear garden.

### Shaker Kitchen 9'0 x 8'7 (2.74m x 2.62m)



Full range of high and low level units, glazed cabinets, built in hob and eye level oven, overhead extractor fan, plumbed for washing machine, plumbed for American fridge freezer. Tiled flooring.

### First Floor

### Bedroom One 14'6 x 9'7 (4.42m x 2.92m)



Laminate flooring

## En suite



Comprising shower cubicle with shower unit with chrome shower attachment, wash hand basin with storage below, low flush w.c Fully tiled walls. Tiled flooring. Heated chrome towel rail. Laminate flooring.

## Bedroom Two 10'0 x 8'8 (3.05m x 2.64m)



Laminate flooring. Access to the roofspace.

## Bedroom Three 10'0 x 7'2 (3.05m x 2.18m)



Laminate flooring.

## White Bathroom Suite



Comprising white bathroom suite, panelled bath with mixer taps, wash hand basin with mixer taps, low flush w.c Separate corner shower cubicle with chrome shower unit with drench head and hand shower attachment. Fully tiled walls. Tiled flooring.

## Landing

### Outside Front

Block paved area to the front.

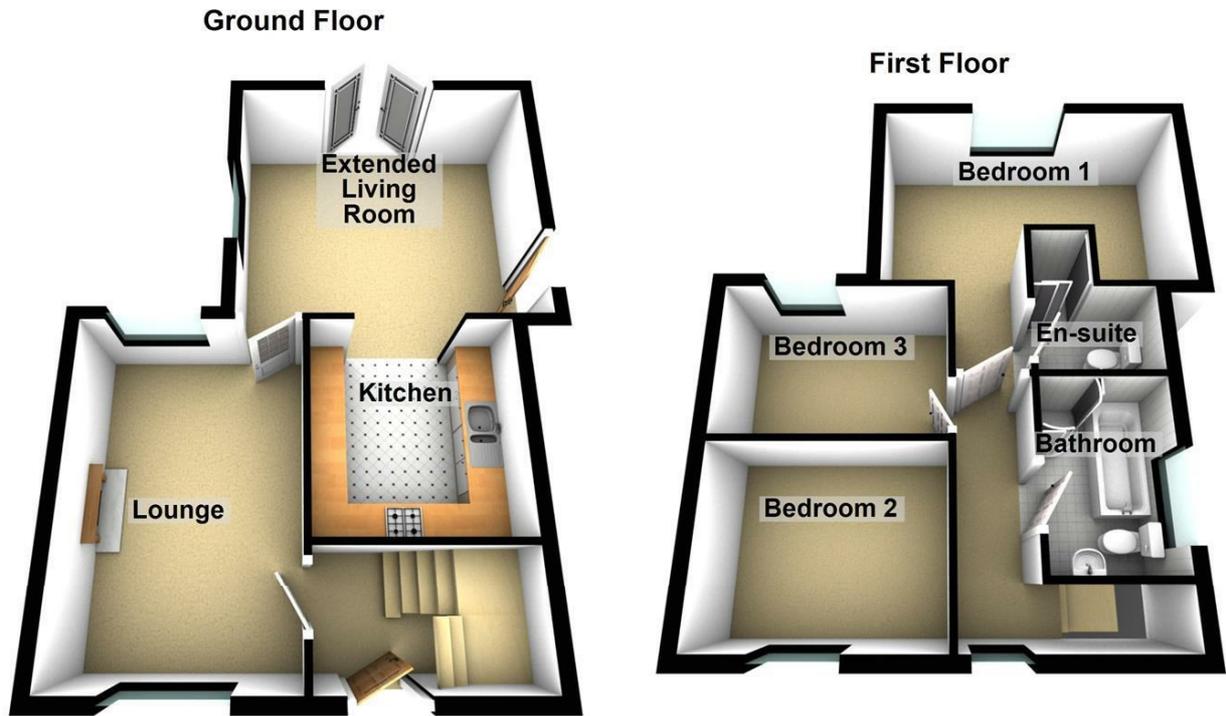
### Outside Rear



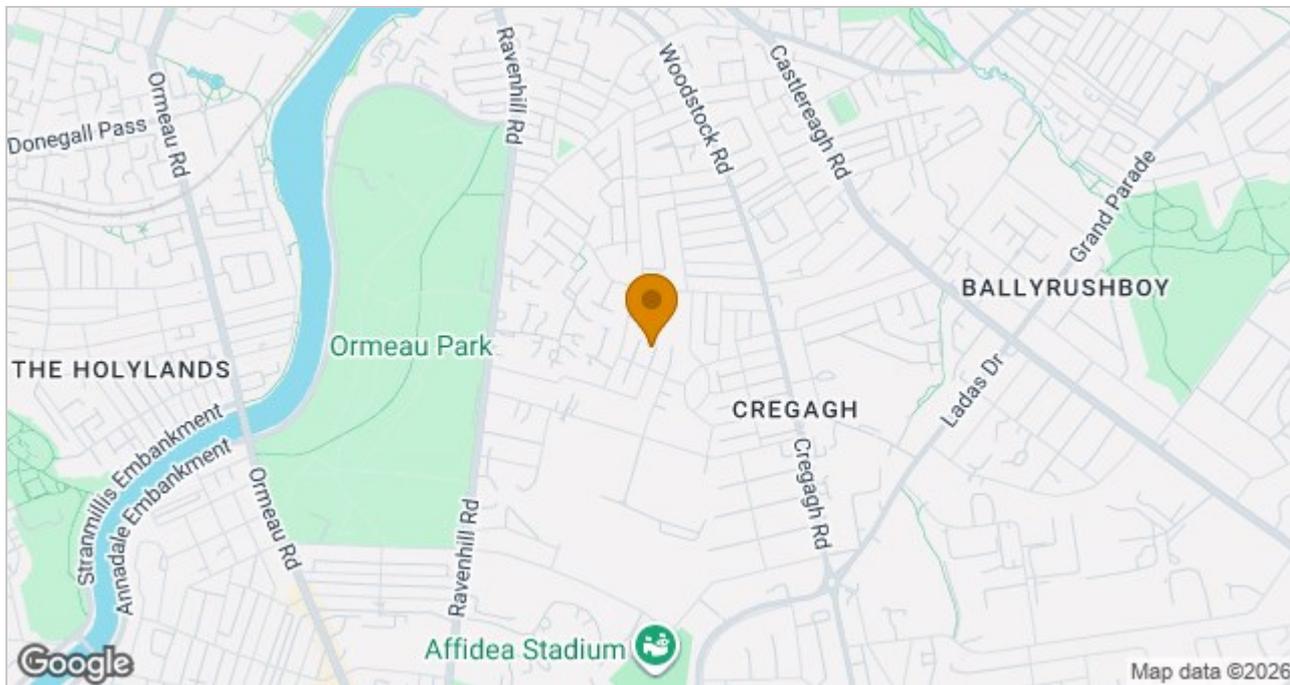
Enclosed rear gardens laid in lawn. Bordered by timber fencing.



## Floor Plan



## Area Map



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