



Superb semi detached family home in the prime residential location of Ardenlee Avenue in south east Belfast. Simple access to the city centre via both the Ravenhill Road and Cregagh Road. Similarly a range of popular local schools and shopping facilities are close at hand.

The accommodation comprises, on the ground floor, a living room, family room with dining area, modern fitted kitchen and garden room. Upstairs are three well proportioned bedrooms and a deluxe bathroom. A floored roofspace is approached via a fixed staircase with storage in the eaves (cannot be described as a bedroom).

In addition the property benefits from uPVC framed double glazed windows, oil fired central heating and an excellent south facing rear garden with lawn, feature landscaped stone area, large barbecue/patio area and several areas of decking. We can highly recommend an internal inspection.

Offers Over  
£365,000

111 Ardenlee Avenue,  
BELFAST,  
BT6 0AD

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Viewing by  
appointment  
through agent  
028 9066 3030



- An excellent semi detached family home in prime residential location
- Conveniently positioned for access to Belfast city centre & local schools
- Living room, sitting room open plan to dining area, garden room
- Kitchen with range of built-in units
- 3 bedrooms & floored roofspace
- Oil fired central heating / uPVC double glazed windows
- Bathroom on first floor / Ground floor shower room & utility room
- Superb south facing rear gardens
- Driveway parking to front of property

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Understairs cloaks area, original tiled floor.



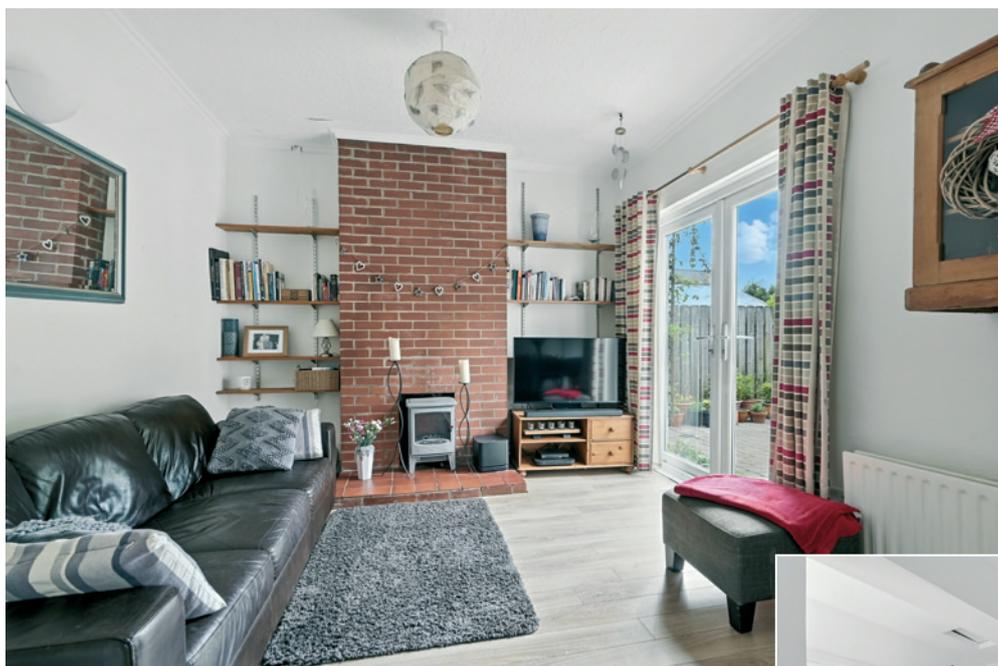
LIVING ROOM: 14' 5" x 12' 0" (4.39m x 3.66m) Superb fireplace surround with cast iron inset and slate hearth, cornice ceiling.



SITTING ROOM: 11' 11" x 11' 1" (3.63m x 3.38m) French door to garden.

Open plan to . . .

DINING ROOM: 12' 5" x 10' 5" (3.78m x 3.18m) Brick chimney breast.



KITCHEN: 10' 9" x 10' 4" (3.28m x 3.15m) Excellent range of high and low level units, stainless steel extractor hood and fan, work surfaces, 1.5 bowl sink unit with mixer tap.



REAR HALLWAY: Plumbed for dishwasher.

SHOWER ROOM: Low flush wc, pedestal wash hand basin, shower cubicle with electric shower, ceramic tiled floor.



UTILITY ROOM: Range of built-in cupboards, space and plumbed for washing machine.

GARDEN ROOM: Sliding French door to rear.



First Floor

LANDING:

PRINCIPAL BEDROOM: 14' 4" x 12' 0" (4.37m x 3.66m) Feature fireplace surround, cast iron and tiled inset.



BEDROOM (2): 11' 11" x 11' 1" (3.63m x 3.38m)

BEDROOM (3): 7' 6" x 7' 3" (2.29m x 2.21m)



BATHROOM: Comprising panelled bath, shower cubicle, low flush wc, pedestal wash hand basin in vanity unit, heated towel rail, uPVC sheeted walls, tiled floor.

ROOFSPACE ROOM: 13' 4" x 9' 11" (4.06m x 3.02m) Storage in eaves.



Outside

Paved barbecue area, wood store, westerly facing aspect. Extensive rear garden with several areas of decking.





Location:

Ardenlee Avenue from Ravenhill Road by Pirrie Park Gardens and house is on the left hand side.

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

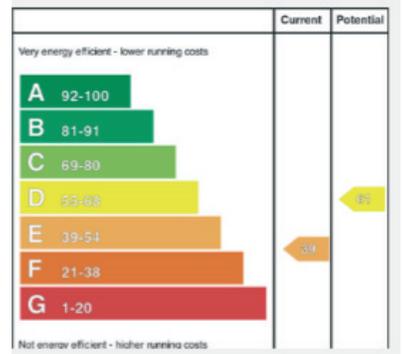


Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

### Energy Rating

Epc Type: Domestic  
 Current: E39  
 Potential: D61  
 EPC Landmark Code: 0766-0218-5905-3003-5004  
[Epc Certificate](#)



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