Enclosed rear garden. Parking to the front.

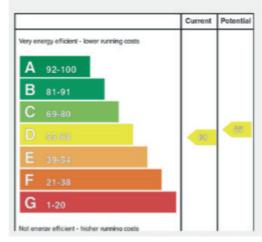# TEMPLETON ROBINSON

Energy Rating

Epc Type: Domestic
Current: D60
Potential: D65
EPC Landmark Code: 9391-0029-6500-4628-1996

Epc Ceritificate

		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	60	65
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

This spacious, three-storey, end townhouse in Multiple Occupation (HMO) sits in a prime residential development off the Ravenhill Road, with convenient access to local amenities such as Ormeau Park and Golf Club, local schools and a wide variety of coffee shops and eateries on the Ormeau Road.

On the ground floor, the property offers a bright fitted kitchen, large lounge and dining area with access to the rear garden. On the first floor there is two double bedrooms; one with ensuite shower room and a white bathroom suite. On the top floor there are two further well-proportioned bedrooms. Additionally, the property benefits from a downstairs WC, oil fired central heating, double glazed windows and a enclosed rear garden with patio area, as well as parking to the front.

Located in a popular area known for its proximity to key amenities, transport links, and local attractions, this property is perfectly positioned for tenants looking for convenience and accessibility. With strong rental demand, this property offers great investment potential. Early viewing is highly recommended.

Offers Over £220,000

10 Ardenlee Green,
BELFAST,
BT6 8QF

Viewing by
appointment with
& through agent
028 9066 3030

Lisburn Road   - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down   - 028 90 42 4747
Lisburn   - 028 92 66 1700
www.templetonrobinson.com

The Property Ombudsman

10 Ardenlee Green, BELFAST, BT6 8QF

Property Features

- Spacious End Townhouse in a Popular and Highly Sought After Location just off The Ravenhill Road

- Bright Lounge and Dining Area

- Fitted Kitchen with part Integrated Appliances

- Downstairs WC

- Four Double Bedrooms; One with Ensuite Shower Room

- White Bathroom Suite

- Oil Heating/ Double Glazing Throughout

- Enclosed Rear Garden and Parking to The Front

- Excellent Investment Potential, Early Viewing Highly Recommended

Location:

Ravenhill Road from Belfast City Centre, turn left after the Spar and number 10 is on the left hand side.

Property Comprises

Ground Floor

HALLWAY: Hardwood front door with glazed side panels, laminate wood effect flooring.

LIVING/DINING ROOM: 16' 7" x 15' 4" (5.05m x 4.67m) Feature fireplace with hardwood surround, tiled hearth and gas insert, sliding patio door onto enclosed rear garden, carpeted.

KITCHEN: 12' 2" x 8' 8" (3.71m x 2.64m) Range of high and low level units, built in oven, hob and extractor fan, stainless steel sink with mixer tap, formica worksurfaces, tiled splash back, plumbed for washing machine, tiled flooring.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin, tiled flooring, extractor fan.

First Floor

LANDING: Carpeted, shelved hotpress.

BEDROOM (1): 13' 5" x 9' 7" (4.09m x 2.92m) Carpeted, built in sliding mirror wardrobe.

ENSUITE SHOWER ROOM: Low flush wc, wash hand basin, walk in shower cubicle with electric triton shower unit, tiled flooring, part tiled walls, extractor fan.

BEDROOM (2): 9' 3" x 8' 8" (2.82m x 2.64m) Carpeted, built in wardrobe.

BATHROOM: 6' 5" x 5' 10" (1.96m x 1.78m) Three piece white suite, low flush wc, wash hand basin, panelled bath with overhead electric triton shower, tiled flooring, part tiled walls, extractor fan.

Second Floor

BEDROOM (3): 11' 5" x 9' 2" (3.48m x 2.79m) Carpeted, under eave storage.

BEDROOM (4): 15' 3" x 9' 2" (4.65m x 2.79m) Carpeted, 2 x velux windows.