

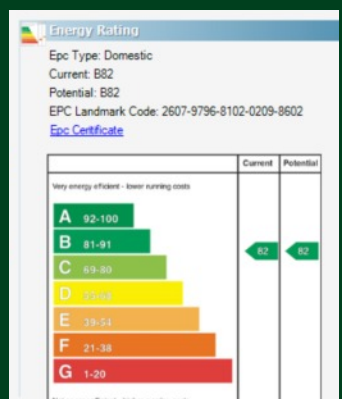
TEMPLETON  
ROBINSON



24 Ardenlee Avenue,  
BELFAST,  
BT6 0AA

Offers Over  
£825,000

Viewing by  
appointment with  
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028 90 663030







An exceptional detached family residence, set within a highly regarded tree-lined residential location, offering excellent accessibility for city-centre commuters via the main Ravenhill Road. In recent years, the property has been tastefully enhanced through careful refurbishment, redecoration and presentation, resulting in a home of notable charm and a welcoming overall ambience.

The generously proportioned accommodation comprises five bedrooms, four reception areas, providing flexible and spacious living throughout. A stunning bespoke kitchen further elevates the appeal of this outstanding home.

The property also benefits from excellent built-in storage throughout, including fitted wardrobes in the bedrooms, a cleverly designed pull-out desk area on the landing, and a fully floored and stored roof space.

Additional features include Phoenix gas central heating, solar panels, uPVC-framed double-glazed windows, extensive oak flooring, a large detached garage, and a landscaped enclosed garden areas to both the front and rear ideal for outdoor entertaining or children at play.

- Superb detached double fronted family residence
- Five bedrooms, Principal with recently installed ensuite shower room
  - Bedrooms 2 and 5 with excellent built-in wardrobes
- Stunning fully fitted kitchen with granite stone worktops, breakfast island opening to sun room
  - Recently installed luxurious bathroom with roll top bath
  - Drawing room with oak wooden floor and cast iron gas stove
    - Additional living room with cast iron gas stove
    - Separate family room
  - Utility room with granite worktops and excellent storage
    - Phoenix gas central heating/Solar panels
- uPVC double glazed windows with French shutters to front reception rooms
  - Large detached garage with ample car parking space
- Enclosed landscaped rear garden with artificial grass and paved patio areas ideal for barbecues and outdoor entertaining
- Family home in superb tree-lined location within walking distance of Belfast City Centre, Ravenhill and Ormeau Roads



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## The Property Comprises:

### Ground Floor

Bespoke hardwood front door with glazed arch toplight, glazed sidelight to:

RECEPTION PORCH: Ceramic tiled floor, cornice ceiling, ceiling rose, glazed inner door with glazed side light to:

SPACIOUS RECEPTION HALL: Oak wooden floor, cornice ceiling. Cloaks area and storage under stairs.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin, part wood panelled walls, ceramic tiled floor, extractor fan, ceiling rose, cornice ceiling.

DRAWING ROOM LEADING TO DINING ROOM: 28' 1" x 13' 0" (8.56m x 3.96m)

(Measurements into bay window). Oak wooden floor, bespoke built-in French shutters.

Limestone surround fireplace with cast iron gas stove, granite hearth. Bespoke built-in shelving and cupboards. Cornice ceiling, picture rail, PVC double glazed sliding door to rear garden.





LIVING ROOM: 15' 9" x 13' 0" (4.8m x 3.96m) (Measurements into bay window). Oak wooden floor, bespoke built-in French shutters, cast iron gas stove with slate hearth, cornice ceiling, ceiling rose.



FAMILY ROOM: 13' 4" x 11' 5" (4.06m x 3.48m) Oak wooden floor, uPVC double glazed access door to rear garden. Cornice ceiling. Dual aspect windows.



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UTILITY ROOM: Range of built-in high and low level units, granite work surfaces, single drainer sink unit with mixer taps, integrated fridge, plumbed for washing machine, porcelain tiled floor, cornice ceiling.



KITCHEN/LIVING/DINING/SUN ROOM: 26' 9" x 18' 6" (8.15m x 5.64m) (at widest points). Kitchen featured in "All Ireland Kitchen Guide". Bespoke in-frame Walnut range of high and low level units, built-in glazed display cabinets, granite work surfaces, integrated fridge and freezer, built-in larder cupboard. Built-in Britannia range with six ring gas hob, extractor fan and canopy above. Breakfast island with granite work surfaces, sink and a half sink unit with mixer taps, integrated dishwasher, integrated bin disposal unit, power points. Built-in breakfast bar. Opening to ample dining and living space with porcelain tiled floor. Additional built-in low level units with granite work surfaces, single drainer Belfast sink unit with mixer taps. Hardwood double glazed French doors to garden. Triple aspect windows. uPVC double glazed access door to side. Dining area with vaulted ceiling, Skylight, low voltage spotlights.







## First Floor

LANDING: Bespoke built-in shelving and dual desks with pull out desk drawers. Access to roofspace via Slingsby ladder. Fully floored with light.



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PRINCIPAL BEDROOM: 14' 2" x 13' 4" (4.32m x 4.06m) Cornice ceiling.

ENSUITE SHOWER ROOM: Contemporary white suite comprising low flush wc, vanity unit with gun metal mixer tap, panelled splashback, built-in mirror recess with LED light, gun metal heated towel rail, built-in shower cubicle with PVC panelled splashback and gun metal overhead shower unit, cornice ceiling, extractor fan.



BEDROOM (2): 13' 1" x 11' 4" (3.99m x 3.45m) Built-in wall to wall wardrobes, cornice ceiling, picture rail.





BEDROOM (3): 13' 4" x 11' 5" (4.06m x 3.48m) Oak wooden floor, picture rail, cornice ceiling.

BEDROOM (4): 13' 4" x 10' 3" (4.06m x 3.12m) Oak wooden floor, cornice ceiling, picture rail.



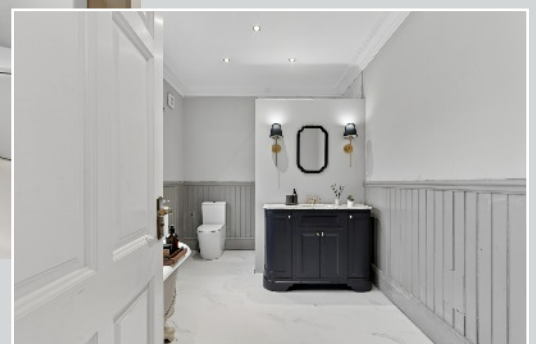
BEDROOM (5)/WALK-IN DRESSING ROOM:

10' 1" x 7' 0" (3.07m x 2.13m) Bespoke wall-to-wall built-in wardrobes with excellent storage.

Concealed Worcester gas fired boiler. Cornice ceiling.



BATHROOM: White suite comprising low flush wc, vanity unit with marble top with mixer taps. Cast iron, roll top, claw foot bath with mixer taps, walk-in shower with brushed brass overhead shower and telephone attachment, tiled splashback, part wood panelled walls, cornice ceiling, low voltage spotlights.

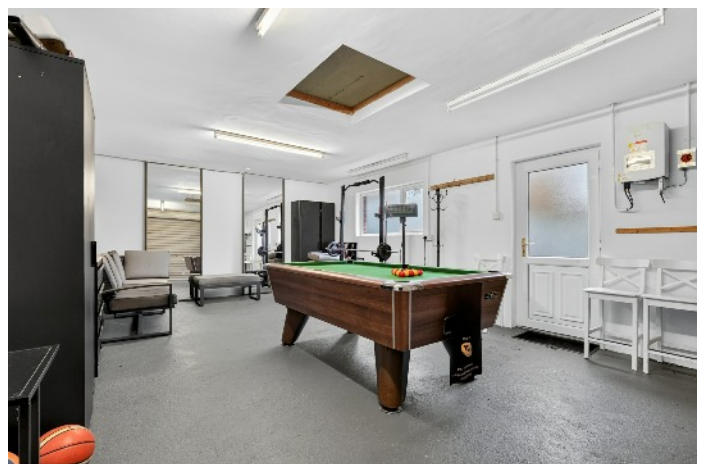




## Outside

GARAGE: 22' 6" x 14' 5" (6.86m x 4.39m) Electric up and over door, light and power, built-in Solis solar panel system.

Tarmac driveway with ample parking. Front garden laid in lawns with mature trees and shrubs. Enclosed rear garden with granite paved patio area, ideal for barbecues and outdoor entertaining. Artificial grass with area for children at play. Separate raised flowerbeds and stone area, water tap. Outside power sockets. PVC fascia and soffit boards.







Sizes And Dimensions Are Approximate. Actual May Vary.

#### Location:

Heading out of town on the Ravenhill Road, turn left into Ardenlee Avenue opposite Ormeau Golf Club and No. 24 is located on the left hand side.

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