



A superb, mid terrace property in a quiet cul de sac location with good sized rear paved gardens. The property is walking distance to many shops, pubs and restaurants and the Ormeau Road and into the City Centre.

The accommodation is well presented and comprises; entrance hall with cloakroom/wc, living room with double doors to open plan modern fitted kitchen with casual living and dining room and access to rear garden. There are three bedrooms and a modern bathroom.

Externally there are stoned front gardens with hedging and paved rear gardens.

Ideal for an owner occupier or investor.

Early viewing is encouraged.

Offers Over  
£199,950

7 Ravenhill Crescent,  
BELFAST,  
BT6 8JU

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Viewing by  
appointment  
through agent  
028 9066 3030



- Well Presented and Modern Mid Terrace with Good Sized Patio Garden
- Entrance Hall with Cloakroom/wc
- Living Room with Bay Window and Double Doors
- Open Plan Modern Fitted Kitchen with Casual Living and Dining Room and Access to Rear Garden
- Three Well Proportioned Bedrooms
- Modern Bathroom
- Gas heating / Double Glazed Windows
- Stoned Front Garden with Hedging / Rear Paved Gardens
- A Host of Amenities Close By Including Shops, Restaurants, Pubs and a Short Distance Into the City Centre

The Property Comprises:

Composite front door and glazing to...

## Ground Floor

ENTRANCE HALL: Laminate wood effect flooring, cornice ceiling.



CLOAKROOM/WC: Laminate wood effect flooring, pedestal wash hand basin, low flush WC, low voltage spotlights, extractor fan.



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LIVING ROOM: 10' 6" x 9' 2" (3.2m x 2.79m) Laminate wood effect flooring, doors and glazing to...



OPEN PLAN MODERN FITTED KITCHEN WITH CASUAL LIVING AND DINING ROOM: 17' 0" x 14' 1" (5.18m x 4.29m) At widest points. Range of high and low level units, work surfaces, stainless steel single drainer sink unit, plumbed for washing machine, space for tumble dryer, integrated oven, 4 ring gas hob, stainless steel extractor fan over, plumbed for washing machine, ceramic tiled floor, Velux windows, low voltage spotlights, upvc doors to rear.



## First Floor

LANDING: Cupboard. Access to roofspace.



BEDROOM (1): 9' 1" x 8' 1" (2.77m x 2.46m) Laminate wood effect flooring.



BEDROOM (2): 9' 0" x 8' 10" (2.74m x 2.69m) Laminate wood effect flooring.

BEDROOM (3): 6' 4" x 5' 4" (1.93m x 1.63m)



SHOWER ROOM: White suite comprising low flush WC, vanity unit with wash hand basin, fully tiled shower cubicle, ceramic tiled floor, tongue and groove ceiling, heated towel rail.



Outside

REAR: Enclosed West facing paved rear gardens, timber garden store.

FRONT: ??? front beds and boundry hedging, entrance gate.



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## Location:

From Ravenhill Embankment turn onto the Ormeau Road and then left onto Ravenhill Avenue and right into Ravenhill Crescent.



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  
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