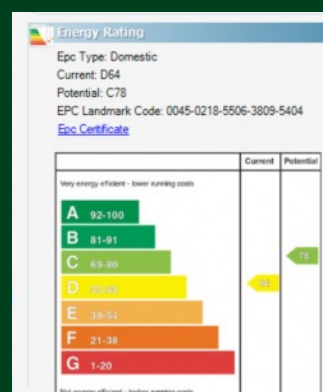




37 Ardenlee Avenue,
BELFAST,
BT6 0AB

Offers Over
£825,000

Viewing by
appointment with
& through agent
028 90 663030





This most attractive Victorian, double bay-fronted detached residence has been extended and beautifully maintained by its current owners, offering the character and charm of an older house but with everyday modern conveniences.

The property has substantial proportions with three separate reception rooms, good sized family kitchen with casual living and dining area, separate utility room and downstairs WC. Upstairs offers five well-proportioned bedrooms, two with ensuite facilities in addition to the modern family bathroom and principal suite with walk in wardrobe.

Outside there is an excellent mature south-

facing rear garden with decked patio area including ample drive-way parking to the front. Furthermore, the property benefits from a insulated adjoining garage and gas heating.

Located within walking distance of all the amenities on the Ormeau and Ravenhill Roads, along with many leading primary and secondary schools in the area. The City Centre is very accessible with public transport links.

We have no hesitation in recommending early viewing of this fine home.



- Most Attractive Double Fronted Red Brick Victorian Detached Home within a Prime Residential Location
 - Formal Lounge with Front Bays and Patio Doors to Enclosed South Facing Rear Garden
 - Dining Room With Feature Fireplace and Front Bay
- Good Sized Modern Fitted Kitchen with Range of Integrated Appliances, Island Unit and Casual Living and Dining Area, Separate Utility Room
 - Downstairs WC
 - Five Bedrooms; Principal Suite with Large Dressing Room and Ensuite Bathroom
 - Modern Family Bathroom and Two Further Shower Rooms
 - Delightful South Facing Rear Garden with Lawn and Decked Patio Area
 - Adjoining Garage, Ample Driveway Parking
- Fantastic Opportunity in a Beautiful Tree-Lined Location, Early Viewing Highly Recommended

Telephone 028 9066 3030

www.templetonrobinson.com

The Property Comprises:

Ground Floor

HALLWAY: Hardwood front door.

LIVING ROOM: 28' 8" x 10' 0" (8.74m x 3.05m) Feature bay window, ceiling coricing, carpeted, double patio doors onto enclosed rear garden.



DINING ROOM: 18' 7" x 10' 11" (5.66m x 3.33m) Feature fireplace with pine surround, granite hearth, built in shelving, ceiling coricing, carpeted.



DOWNSTAIRS W.C.: 9' 4" x 6' 5" (2.84m x 1.96m) Low flush WC, wash hand basin, extractor fan, vinyl flooring.

MODERN FITTED KITCHEN: 27' 11" x 23' 4" (8.51m x 7.11m) (at widest) Range of high and low level units, built in oven, gas hob and extractor fan, integrated fridge freezer and dishwasher, island with under storage, stainless steel sink with mixer tap ceramic tiled flooring.



Open plan to family room with oak flooring and under floor heating, recessed lighting, patio doors onto south facing rear garden.



UTILITY ROOM: 12' 0" x 8' 7" (3.66m x 2.62m) Range of high and low level units, plumbed for washing machine, stainless steel sink with mixer tap, velux windows, ceramic tiled flooring, recessed lighting.



First Floor

LANDING: Carpeted, shelved storage cupboard, slingsby ladder access to two separate lofts.

PRINCIPAL BEDROOM: 14' 9" x 12' 11" (4.5m x 3.94m) Carpeted, walk in wardrobe, velux windows, recessed lighting.

DRESSING ROOM: 9' 6" x 8' 3" (2.9m x 2.51m) Built in shelving and drawers.

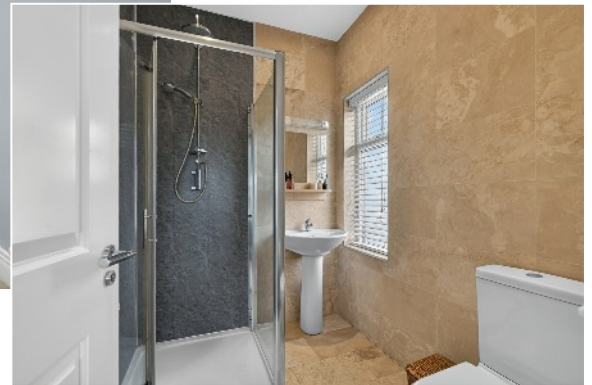


ENSUITE BATHROOM: 12' 11" x 5' 2" (3.94m x 1.57m) Low flush WC, vanity wash hand basin, bath with mixer tap, walk in double shower cubicle with marble effect wall panelling, chrome heated towel rail, recessed lighting.



BEDROOM (2): 16' 2" x 9' 2" (4.93m x 2.79m) Carpeted, velux windows.

ENSUITE SHOWER ROOM: 6' 10" x 6' 0" (2.08m x 1.83m) Low flush WC, wash hand basin, walk in corner shower, chrome heated towel rail, fully tiled, recessed lighting.



BEDROOM (3): 16' 7" x 12' 6" (5.05m x 3.81m) Carpeted, feature bay window.



BEDROOM (4): 16' 7" x 10' 0" (5.05m x 3.05m) Feature bay window, carpeted.



BEDROOM (5): 10' 0" x 8' 6" (3.05m x 2.59m) Carpeted.



BATHROOM: 10' 11" x 5' 9" (3.33m x 1.75m) Low flush WC, wash hand basin, bath with overhead shower, heated towel rail, fully tiled.

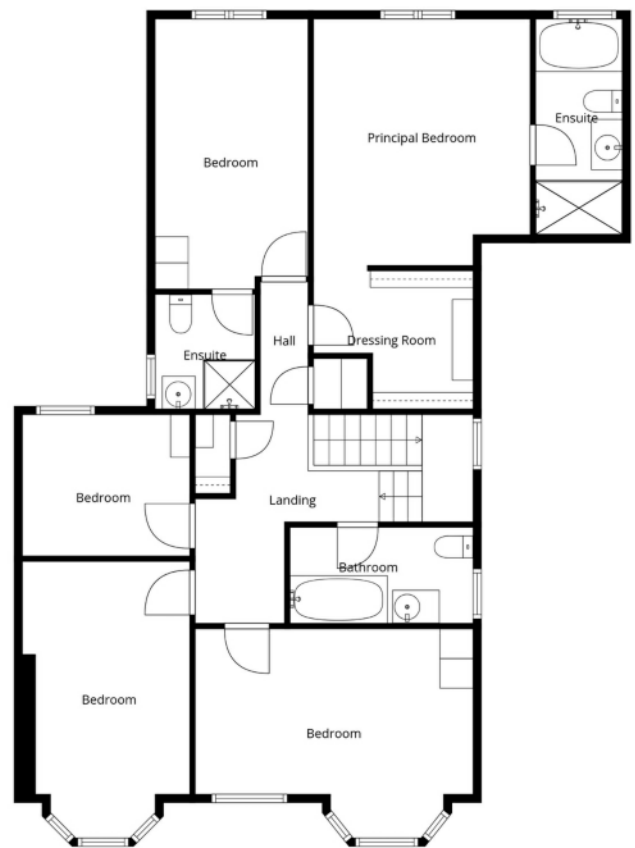
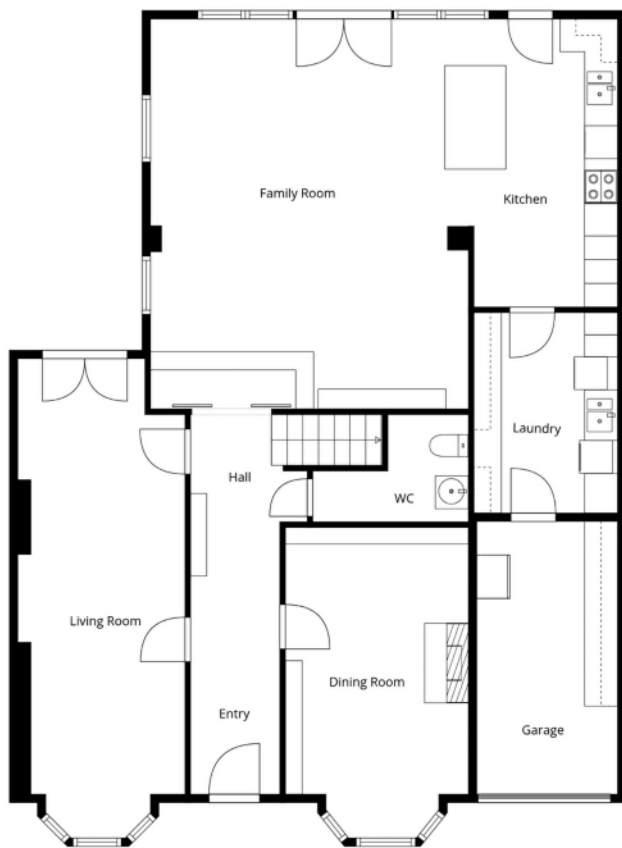


Outside

Large enclosed south facing rear garden with decked patio area. Ample driveway parking to the front.



ATTACHED GARAGE 16' 4" x 8' 5" (4.98m x 2.57m)
Light and power, roller shutter, velux window.



Sizes And Dimensions Are Approximate. Actual May Vary.

Telephone 028 9066 3030

www.templetonrobinson.com

Location:

Heading out of town on the Ravenhill Road, turn left into Ardenlee Avenue opposite Ormeau Golf Club and No.37 is located on the right hand side.

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

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