



A beautifully presented modern townhouse in a convenient location with good access to the City Centre, Belfast City Airport and Ormeau Park.

The property offers spacious accommodation throughout, divided between three levels. The ground floor comprising a superb modern kitchen with integrated appliances and dining area, a large integral garage with utility area and a modern shower room.

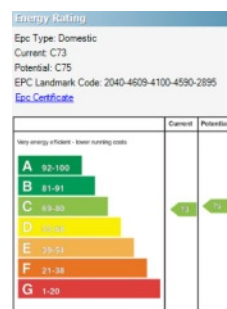
On the first floor is an bright living room with feature bay window including a fourth bedroom which would be ideal for a number of uses. On the second floor are three well proportioned bedrooms, the principal with an ensuite shower room to compliment the contemporary family bathroom.

In addition the property benefits from uPVC framed double glazed windows, gas fired central heating, privately enclosed rear garden with driveway parking to the front. Offering an overall ambiance and charm, we have no doubt there will be wide ranging appeal.

Offers Over  
£354,950

37 Oakleigh Park,  
Ravenhill Road,  
BELFAST,  
BT6 8RF

Viewing by  
appointment  
through agent  
028 9066 3030





- Beautifully Presented Townhouse in a Prime Residential Development just off The Ravenhill Road
- Convenient Access to City Centre, Ormeau Park & Belfast City Airport
- Impressive Living Room with Feature Bay Window
- Superb Modern Fitted Kitchen with Extensive Range of Kitchen Units and Dining Area
- Four Well Proportioned Bedrooms (Principal with Ensuite Shower Room)
- Contemporary Family Bathroom/Ground Floor WC
- Privately Enclosed Rear Garden with Patio Area
- uPVC Framed Double Glazed Windows, Gas Fired Central Heating
- Integral Garage with Utility Area, Ample Parking to the Front
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Hardwood front door, stairs to . . .

First Floor

HALLWAY: Carpeted. Stairs to..



SUPERB MODERN FITTED KITCHEN: 16' 11" x 11' 8" (5.16m x 3.56m) (at widest) Excellent range of modern high and low level units, modern range oven with five ring gas hob, extractor, single drainer 1.5 bowl stainless steel sink unit, island unit with breakfast bar, plumbed for washing machine, plumbed for American fridge freezer, dining area, ceramic tiled floor, low voltage spotlights, door to rear garden.



SHOWER ROOM: 6' 5" x 4' 7" (1.96m x 1.4m) Low flush wc, wash hand basin in vanity unit, shower cubicle with Mira Sport shower unit, extractor fan.

GROUND FLOOR HALLWAY: 8' 11" x 6' 5" (2.72m x 1.96m) Ceramic tiled floor, Access to integral garage and utility area.



INTEGRAL GARAGE: 17' 8" x 11' 10" (5.38m x 3.61m) Light and power, utility area plumbed for washing machine, up and over door.



First Floor

LIVING ROOM: 18' 7" x 12' 6" (5.66m x 3.81m) Carpeted, feature bay window.



FAMILY ROOM/BEDROOM (4): 16' 11" x 14' 1" (5.16m x 4.29m) Carpeted.



## Second Floor

PRINCIPAL BEDROOM: 10' 11" x 10' 1" (3.33m x 3.07m) Carpeted, two built-in robes.

ENSUITE SHOWER ROOM: 10' 11" x 6' 5" (3.33m x 1.96m) Shower cubicle with Mira Sport shower unit, wash hand basin in vanity unit, low flush wc, heated towel rail, ceramic tiled floor.



BEDROOM (2): 12' 5" x 8' 11" (3.78m x 2.72m) Carpeted, uPVC framed double French doors to Juliet balcony area.

BEDROOM (3): 12' 5" x 7' 7" (3.78m x 2.31m) Carpeted.



BATHROOM: 7' 4" x 6' 5" (2.24m x 1.96m) Tiled panelled bath, shower unit, low flush wc, wash hand basin in vanity unit with vanity mirror.



Outside

Enclosed rear garden with pebbled patio area and shrubs. Driveway parking to the front.

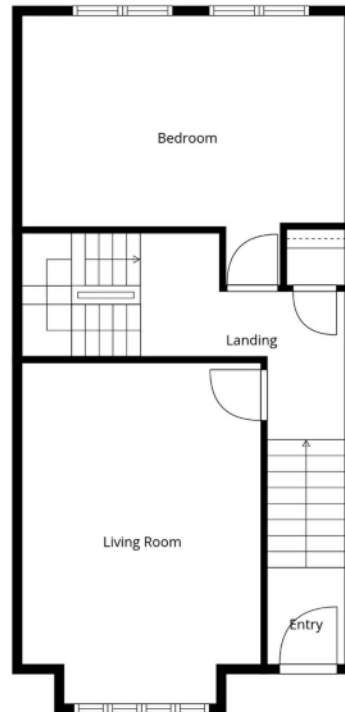


## Location:

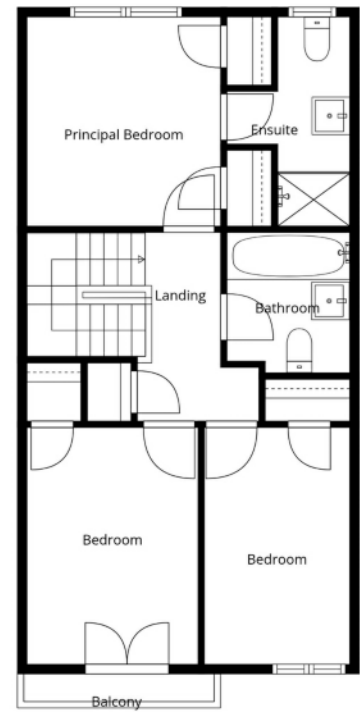
Heading out of town on the Ravenhill Road, the golf course is on the right hand side, turn left just past the garage, then left again.



1st Floor



2nd Floor



3rd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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