

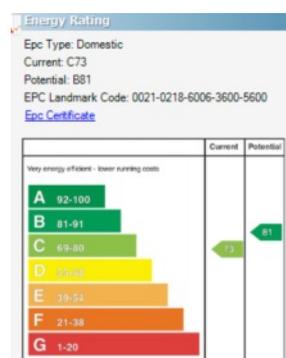


Beautiful semi-detached family home which has been recently extended in 2021 and upgraded to an exceptionally high standard by its current owners. This property will require nothing of the new purchaser but to move in and enjoy. Benefiting from a convenient location close to a host of local amenities to include schools, shops and the ever-popular Ormeau Road only a few minutes walk away. The property boasts spacious and well-proportioned accommodation throughout with a recent extension allowing for a stunning kitchen, living and dining area to include pantry, downstairs shower room and utility. Downstairs further benefits from a bright living room with feature fireplace and open fire including a separate home office. There are four generous bedrooms on the first floor; one of which is presented as a built in dressing room and a contemporary family bathroom with separate WC. In addition, the property benefits from a large, floored roof space providing excellent storage, adjoining garage, Upvc double glazing, gas central heating, level rear garden with outdoor kitchen area and ample driveway parking to the front. A fantastic property throughout, we highly recommend an internal inspection at your earliest convenience to avoid missing out.

**Offers Over
£495,000**

17 Ravensdene Park,
BELFAST,
BT6 0DA

Viewing by
appointment
through agent
028 9066 3030





- Stunning semi-detached family home within a highly sought after residential location
- Spacious living room with feature fireplace and open fire, separate home office
- Luxury fitted kitchen extended with open plan dining room and living room with media wall and patio door access onto rear garden
- Four well presented bedrooms, One currently being used as a walk in dressing room
- Contemporary family bathroom with white suite and separate WC
- Downstairs shower room and utility room
- Slingsby ladder access to floored roofspace
- uPVC double glazing throughout & gas central heating with combi boiler
- Adjoining garage currently being used as a home gym
- Front garden with paved driveway, privately enclosed rear garden with outdoor kitchen area and wood burning stove
- Fantastic opportunity thus early viewing is highly recommended

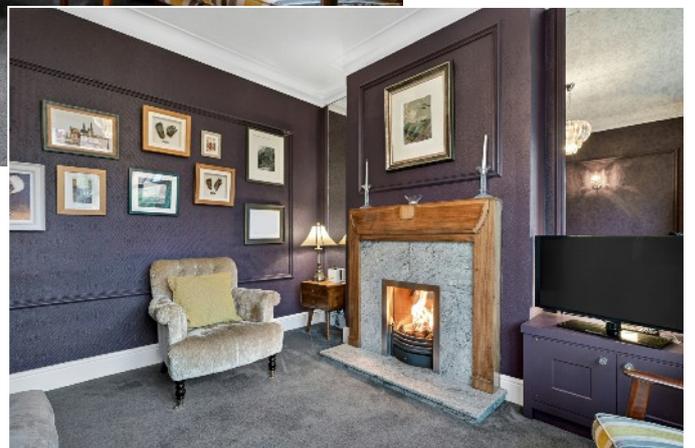
The Property Comprises:

Ground Floor

HALLWAY: Hardwood front door with security locking system, solid wood strip flooring, picture rail, feature wall panelling.



LIVING ROOM: 13' 1" x 10' 9" (3.99m x 3.28m) Feature 1930's fireplace with solid oak surround, granite hearth and insert and open fire, feature bay window, ceiling coricing.



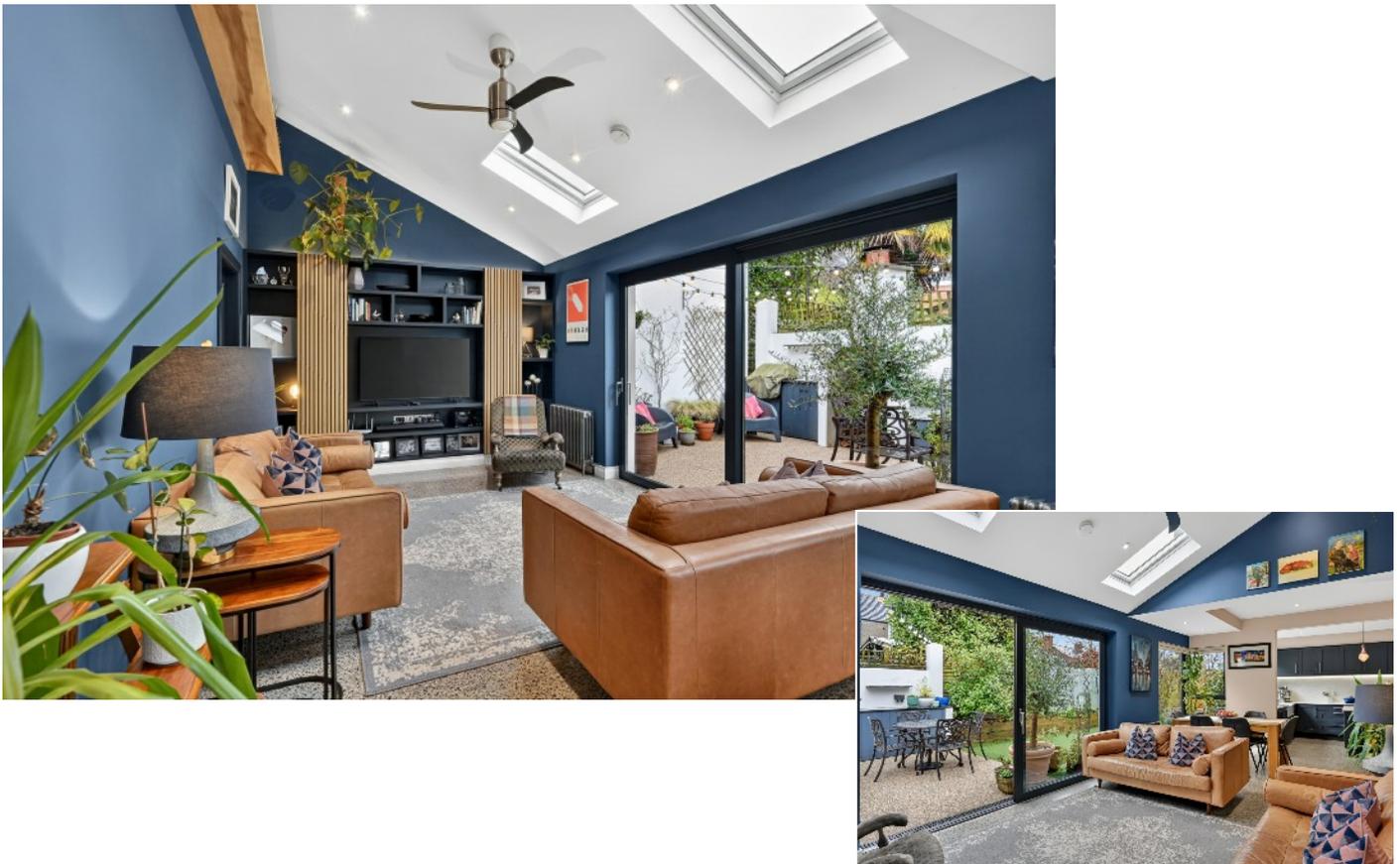
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LUXURY KITCHEN: 18' 7" x 17' 2" (5.66m x 5.23m) (at widest points) Luxury fitted kitchen with extensive range of high and low level units and oak internals, built in AEG oven, Neff five ring induction hob and quiet extractor, integrated fridge and freezer, integrated dishwasher with visible LED timer function, pantry cupboard with quartz work surface, island with understorage and charger drawer with USB and USBc charging ports for devices, quartz work surfaces and splash backs, Belfast sink with Quooker tap, polished concrete Almafai flooring, recessed lighting, column radiators



Open to:

FAMILY ROOM: 17' 5" x 11' 2" (5.31m x 3.4m) Feature media wall with shelving and LED lighting, velux windows, polished concrete Almafı rock flooring, column radiators, sliding patio doors.



UTILITY ROOM: Plumbed for washing machine, granite work surface, stone tiled flooring, understair storage.

SHOWER ROOM: Low flush WC, wash hand basin with vanity unit, walk in shower with electric mira shower unit, chrome heated towel rail, stone tiled flooring, part tiled walls, extractor fan.

HOME OFFICE: 12' 8" x 8' 1" (3.86m x 2.46m) (into bay) Feature bay window, solid oak herringbone flooring, picture rail, recessed lighting.



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First Floor

LANDING: Carpeted, velux window, slingsby ladder access to floored and shelved roofspace.

BATHROOM: 8' 5" x 6' 5" (2.57m x 1.96m) Bath with overhead Hansgrohe shower unit, vanity wash hand unit, wall hung mirrored vanity unit, chrome heated towel rail, ceramic tiled flooring, part tiled walls, extractor fan.

SEPARATE WC: WC, vanity wash hand basin, ceramic flooring.



BEDROOM (1): 14' 9" x 10' 7" (4.5m x 3.23m) (into bay) Feature bay window, built in sliding mirror wardrobe, picture rail, carpeted.

BEDROOM (2): 13' 5" x 10' 9" (4.09m x 3.28m) Carpeted, built in sliding mirror wardrobe, picture rail.



BEDROOM (3): 15' 6" x 8' 5" (4.72m x 2.57m) (at widest points) Carpeted, built in wardrobes, picture rail.

BEDROOM (4)/DRESSING ROOM: Extensive range of built in wardrobes, carpeted.



Ground Floor

ADJOINING GARAGE: 15' 3" x 7' 1" (4.65m x 2.16m) Hardwood double doors, light and power, insulated, shelved storage with gym area, gas boiler.

Outside

Landscaped rear garden with outdoor kitchen area, granite work surfaces, cast iron wood fired stove, outdoor sockets, bonded resin patio area, raised planters. Ample driveway parking to the front.

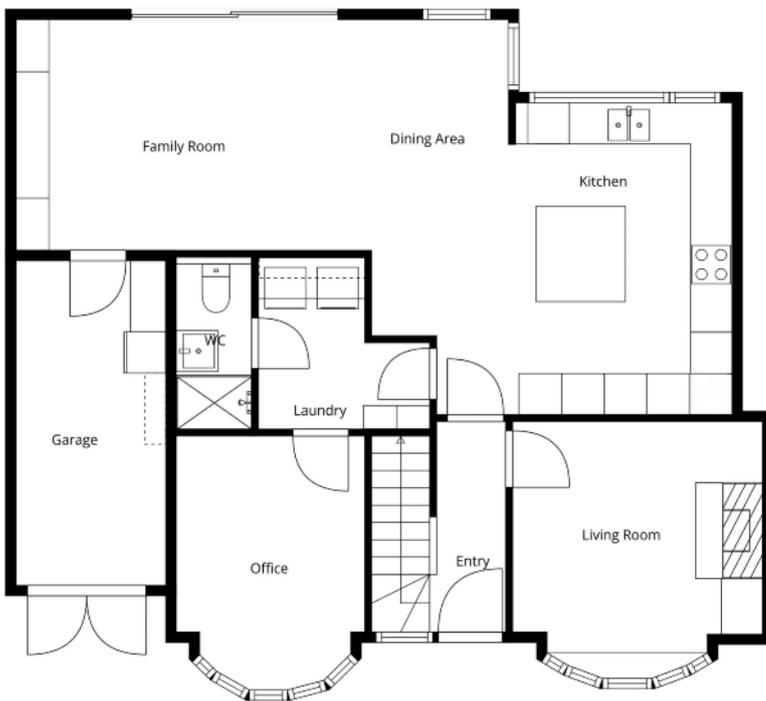


Location:

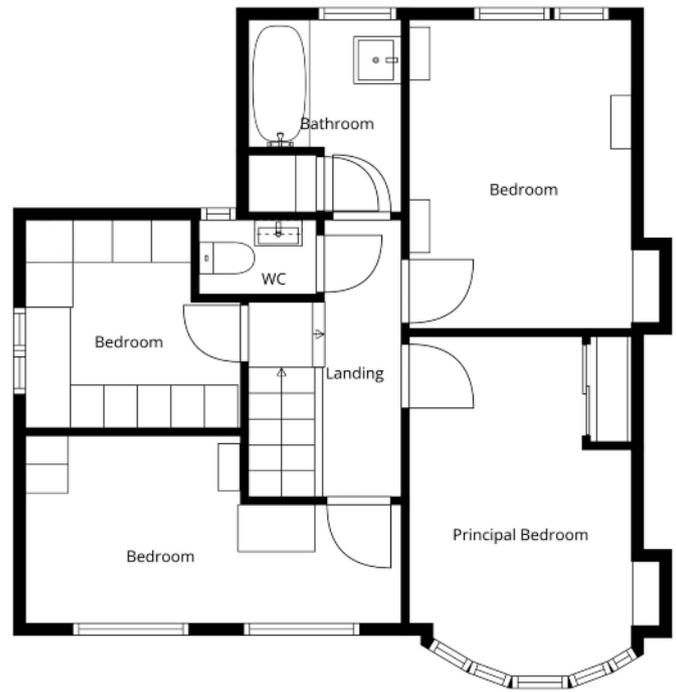
Heading out of town on Ravenhill Road, on left hand side just before Traffic Lights at Ravenhill Park.

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Sizes And Dimensions Are Approximate. Actual May Vary.



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