



This modern, three-storey, townhouse sits in a prime residential development off the Ravenhill Road, with convenient access to local amenities such as; Ormeau Park and Golf Club, local schools and a wide variety of coffee shops and eateries on the Ormeau Road.

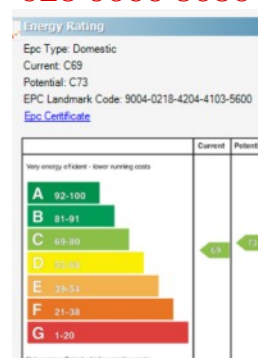
On the ground floor, the property offers a modern fitted kitchen, spacious open plan lounge and dining area with access to the rear garden. On the first floor there is a principal bedroom with ensuite, second bedroom and a modern bathroom. On the top floor there are two further well-proportioned bedrooms.

Additionally, the property benefits from oil fired central heating, double glazed windows and a south facing enclosed rear garden and patio area, as well as paved parking for two cars at the front.

Offers Over  
£249,950

13 Ardenlee Place,  
Belfast,  
BT6 8QS

Viewing by  
appointment  
through agent  
028 9066 3030



- Spacious & Modern Townhouse within Prime Residential Development
- Entrance hall with downstairs wc
- Modern kitchen
- Expansive open plan lounge and dining area
- Four generous bedrooms with built in storage, principal bedroom with ensuite
- Modern bathroom
- Oil fired central heating
- uPVC Double Glazed Windows
- Front garden and south facing rear garden
- Paved front parking for two cars
- Excellent location close to many local amenities including shops, bars & restaurants & access to the city centre



The Property Comprises:

Ground Floor

Hardwood front door with glazed side panels and fan light to:

ENTRANCE HALL: Ceramic tiled floor.

CLOAKROOM/WC: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, ceramic tiled floor, extractor fan.

LOUNGE/OPEN PLAN TO DINING AREA: 16' 7" x 15' 3" (5.05m x 4.65m) (at widest points).

Polished wood floor, uPVC double patio doors to rear.



MODERN FITTED KITCHEN: 11' 10" x 8' 10" (3.61m x 2.69m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for fridge/freezer. Space for cooker, extractor fan above, plumbed for washing machine, space for tumble dryer, part tiled walls, ceramic tiled floor.



Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

## First Floor

LANDING: Shelved airing cupboard.

PRINCIPAL BEDROOM: 14' 10" x 9' 9" (4.52m x 2.97m) (at widest points). Double built-in robe.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, fully tiled shower cubicle with Redring Active electric shower, ceramic tiled floor, extractor fan.



BEDROOM (2)/STUDY: 8' 11" x 8' 8" (2.72m x 2.64m) Built-in robe with shelves and rails.

MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, panelled bath with Triton electric shower over, part tiled walls, ceramic tiled floor, extractor fan.



Second Floor

LANDING: Access to roofspace.

BEDROOM (3): 15' 0" x 9' 0" (4.57m x 2.74m) (at widest points). Storage into eaves. Velux windows.



BEDROOM (4): 10' 1" x 9' 6" (3.07m x 2.9m) Built-in robe.

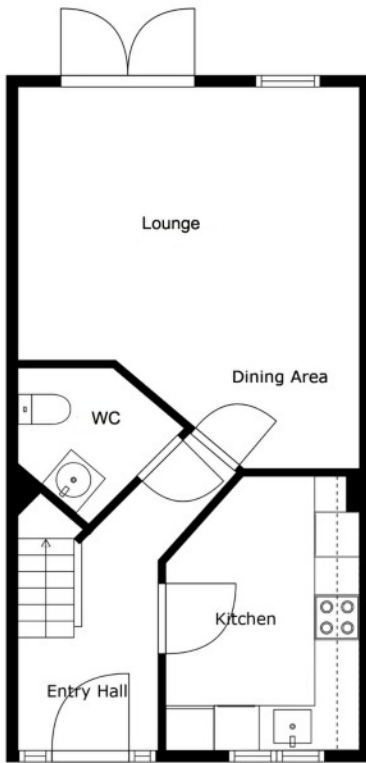


Outside

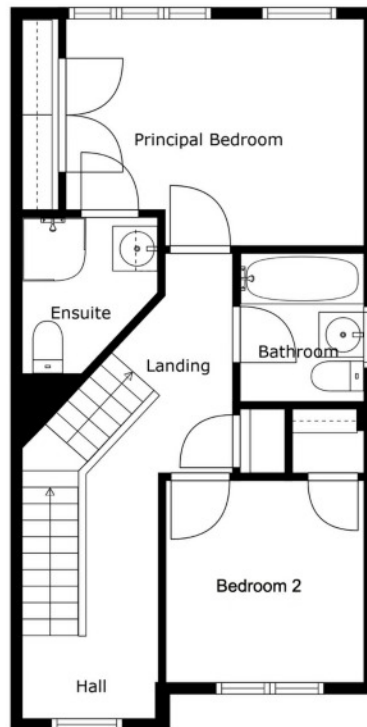
Front garden in lawns with tree and shrubs, paved parking for two cars.

Enclosed south facing rear gardens with lawns and paved patio area, wooden fencing, uPVC oil tank and oil fired boiler.

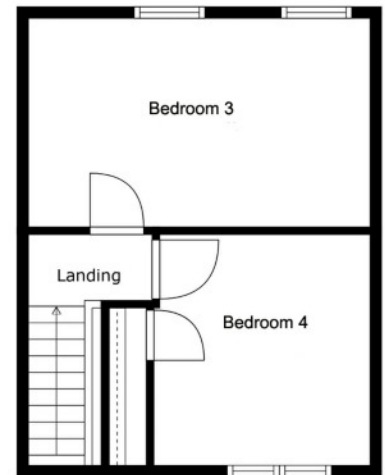




Floor 1



Floor 2



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

Management company

CSM Management Company.

Management Fee: £48.25 per quarter.

Location:

Ravenhill Road from Belfast City Centre, turn left after the Spar and continue straight to Ardenlee Place.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.