



A fabulous, extended semi detached family home in a prime residential location in south east Belfast. Well positioned for those seeking convenient access to the city centre, Belfast City Airport and a range of popular local schools.

The accommodation comprises; entrance hall with downstairs wc, lounge with feature fireplace, living room open plan to modern fitted kitchen and dining area, well proportioned bedrooms, principal bedroom with ensuite and modern bathroom.

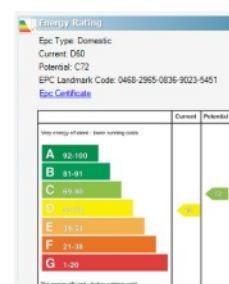
The property also benefits from uPVC double glazed windows, gas fired central heating and a delightful, landscaped rear garden in lawns with various patio areas and summer house.

We can highly recommend an internal inspection.

Offers Over
£375,000

40 Ardenlee Gardens,
Off Ardenlee Avenue,
Belfast,
BT6 8QH

Viewing by
appointment
through agent
028 9066 3030



- Superb Extended Semi Detached Home in Super Location and Finished to a High Level of Specification
- Entrance Hall with Downstairs wc
- Lounge with Feature Fireplace and Bay Window
- Living Room Open Plan to Dining Area
- Modern Fitted Kitchen with Range of Integrated Appliances
- Three Well Proportioned Bedrooms, One with Ensuite Shower Room
- Modern Bathroom
- Gas Heating and Double Glazed Windows
- Front Garden in Lawns with Fencing, Landscaped Rear Gardens in Lawns and Various Paved Patio Areas and Summer House
- Excellent Location Close to Many Local Amenities; Schools, Shops, Public Transport and Into The City Centre
- Beautifully Presented by the Current Owner Internally and Externally



The Property Comprises:

uPVC front door and stain glass window to...

Ground Floor

ENTRANCE HALL: 13' 5" x 12' 10" (4.09m x 3.91m) Ceramic tiled floor, wood panelled walls, cornice ceiling.

CLOAKROOM/WC: Low flush wc, vanity unit with wash hand basin, part panelled walls.

LOUNGE: 13' 5" x 12' 0" (4.09m x 3.66m) Attractive fireplace with cast iron inset and tiled grate hearth, bay window, herringbone floor, cornice ceiling, ceiling rose, panelled walls.



LIVING ROOM: 11' 2" x 11' 0" (3.4m x 3.35m) Ceramic tiled floor, open plan to...



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MODERN FITTED KITCHEN/DINING ROOM: 23' 1" x 9' 5" (7.04m x 2.87m) At widest points. Range of high and low level units, Quartz work surfaces and drainer, Blanco sink, space for American fridge freezer, integrated bins, integrated dishwasher, plumbed for washing machine and space for tumble drier, larder cupboards and utility cupboard, Zanussi hob, extractor over, with concealed lighting, splash back, low voltage spot lighting, ceramic tiled floor, uPVC double doors to rear.



First Floor

LANDING: Access to roofspace (partially floored).



BEDROOM (1): 13' 5" x 11' 3" (4.09m x 3.43m) At widest points. Bay window.

ENSUITE SHOWER ROOM: White suite comprising low flush WC, vanity unit with wash hand basin and mixer tap, fully tiled shower cubicle with telephone shower head, fully tiled walls, ceramic tiled floor, tongue and groove ceiling, extractor fan, low voltage spotlighting.



BEDROOM (2): 11' 0" x 9' 2" (3.35m x 2.79m) Range of built in robes.



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BEDROOM (3): 7' 3" x 7' 2" (2.21m x 2.18m)



MODERN BATHROOM: White suite comprising low flush WC, vanity unit with wash hand basin, panelled bath with telephone shower over, ceramic tiled floor, tongue and groove ceiling, low voltage spotlighting, extractor fan, heated towel rail.



Outside

FRONT: Laid in lawns with paved patio and boundary fencing.

REAR: Excellent sized landscaped rear gardens in lawns with paved and composite patio areas, rear paved terrace with pergola, outside lights and tap.

SUMMER HOUSE/HOME OFFICE: 10' 8" x 7' 5" (3.25m x 2.26m) At widest points. Low voltage spotlighting, uPVC glazed doors.

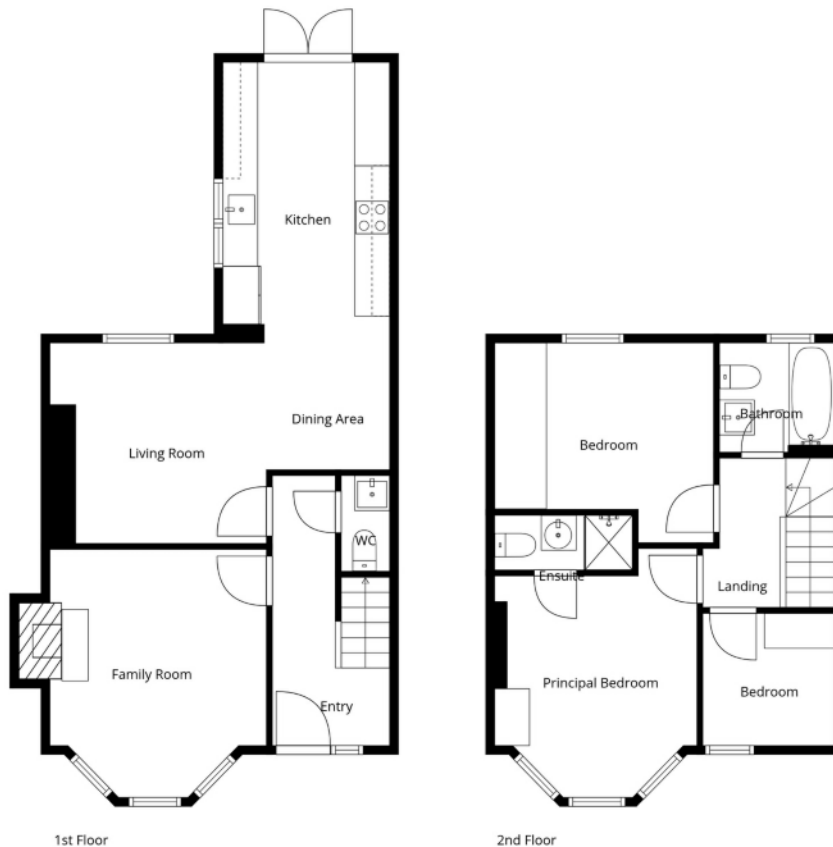


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Location:

Ardenlee Avenue from Ravenhill Road, first road on left hand side is Ardenlee Gardens.



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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