



An imposing three storey semi-detached villa in a prime residential location on the Ravenhill Road, overlooking Ormeau Golf Course and Ormeau Park. Close proximity to local schools, the ever vibrant Ormeau Road and with direct access to the City Centre by car, bus, bike or on foot approximately 1.5 miles.

The excellent accommodation comprises on the ground floor, two reception rooms, an excellent modern fitted kitchen and dining area; on the first floor are two bedrooms, a study and superb family bathroom and complemented by a further two bedrooms on the top floor.

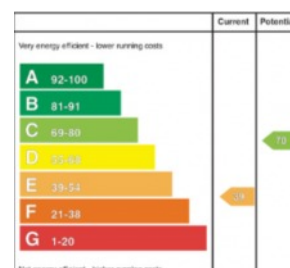
In addition the property benefits from uPVC double glazed windows, oil fired central heating and excellent sized rear garden, patio, deck area and to the front, a spacious parking area.

We can highly recommend an internal inspection as we expect this property to appeal to a wide range of prospective purchasers.

**Offers Over  
£435,000**

434 Ravenhill Road,  
BELFAST,  
BT6 0BU

Viewing by  
appointment  
through agent  
028 9066 3030





- Impressive three storey semi-detached family home
- Prime location, conveniently positioned close to local school
- Direct access to Belfast City Centre and City Airport
- Overlooking Ormeau Golf Course and Ormeau Park
- Two main reception rooms
- Four well-proportioned bedrooms plus study
- Family bathroom with three piece suite and shower cubicle
- Additional separate wc facility
- Lengthy rear garden, patio area and deck area
- Oil fired central heating
- uPVC frames double glazed windows
- Spacious parking area to the front

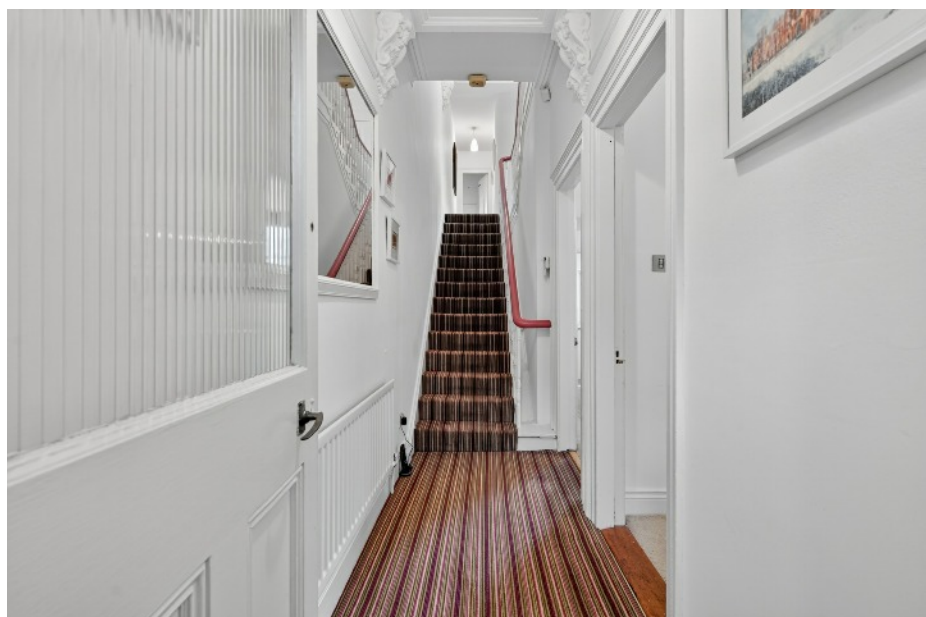


The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH:

RECEPTION HALL:





LIVING ROOM: 13' 11" x 13' 5" (4.24m x 4.09m) Superb ornate hardwood fireplace surround and mantle, cast iron inset with decorative tile inlay, open fire.



FAMILY ROOM: 13' 11" x 12' 3" (4.24m x 3.73m) Feature sandstone fireplace surround and mantle, cast iron inset, open fire, polished hearth. Solid wooden stripped floor. Access to kitchen.



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MODERN FITTED KITCHEN: 14' 5" x 7' 7" (4.39m x 2.31m) Superb range of modern high and low level units, work surfaces, recessed sink unit with mixer taps, plumbed for washing machine. Ceramic hob, stainless steel splashback, stainless steel extractor hood/fan, built-in oven and microwave.

DINING AREA: 7' 8" x 6' 0" (2.34m x 1.83m)



First Floor Return

OFFICE/STUDY: 10' 10" x 7' 0" (3.3m x 2.13m)





FAMILY BATHROOM: Tiled panelled bath, mixer taps, low flush wc, wash hand basin, ceramic tiled floor, part tiled walls, shower cubicle.

SEPARATE WC: Low flush wc, wash hand basin.



First Floor

PRINCIPAL BEDROOM: 17' 2" x 10' 1" (5.23m x 3.07m)



BEDROOM (2): 12' 3" x 10' 9" (3.73m x 3.28m)



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## Second Floor

BEDROOM (3): 17' 1" x 10' 10" (5.21m x 3.3m)



BEDROOM (4): 12' 3" x 10' 9" (3.73m x 3.28m)





## Outside

Parking to front of property for at least two cars. Double gate access at side of property leading to rear parking, patio and extensive gardens. Paved patio area. Decked sitting area. Lengthy back garden in lawn with mature boundary hedging. Boiler house, housing for oil fired boiler. uPVC oil tank.



Location:

Main Ravenhill Road heading out of town on left hand side just past Ravensdene Park Mews.



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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