



This deceptively spacious, modern three-storey mid 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 bustling Ormeau Road.

On the first floor entrance level, the property offers a spacious lounge with casual dining area and separate kitchen. There are three bedrooms located on the top floor and a further potential fourth bedroom on the ground floor, currently used as a study. The property also benefits from a garage, utility room and private rear garden.

Located in a popular area known for its proximity to Belfast City Centre and transport links, this property is perfectly positioned for young professionals looking for convenience and accessibility.

Offers Over  
£285,000

8 Ardenlee Place,  
Belfast,  
BT6 8QS

---

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Beautifully presented three storey mid townhouse
- Quiet cul de sac location within popular residential development
- Spacious lounge with casual dining area
- Modern kitchen with centre island and free standing larder
- Ground floor utility room with access to driveway
- Three second floor bedrooms, principal with ensuite
- Ground floor 4th bed/ study with access to garden
- Family bathroom/First floor WC
- Driveway parking leading to integral garage
- Gas central heating/uPVC Double glazing
- New uPVC Soffits and Fascia boards
- Private and enclosed garden with mature trees and artificial lawn
- Within walking distance of Ormeau Road and its array of restaurants and independent shops
- A short commute into Belfast city centre, ideal for young professionals

The Property Comprises:

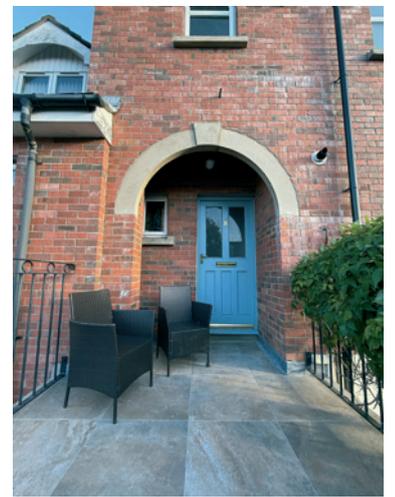
Steps to...

FRONT FORECOURT: Tiled floor, hard wood front door to main entrance on the mid-floor.

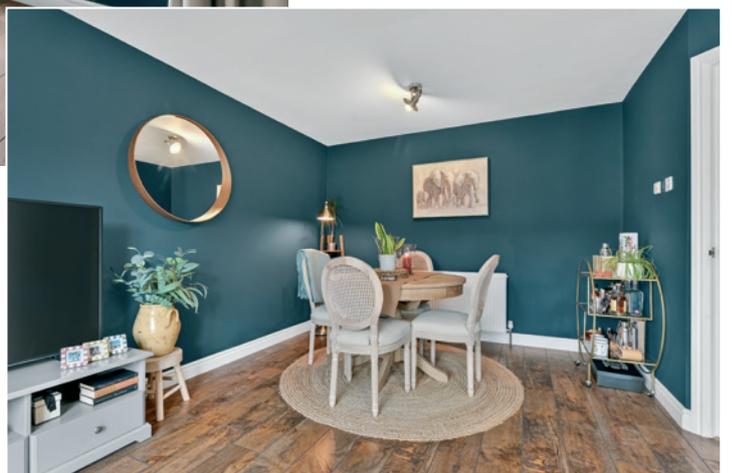
Ground Floor

ENTRANCE HALL: Wood effect LVT flooring.

DOWNSTAIRS W.C.: White suite comprising low flush WC, pedestal wash hand basin, tiled floor.



LOUNGE/DINING: 17' 4" x 16' 3" (5.28m x 4.95m) At widest points. Laminate wood effect flooring, casual dining area.

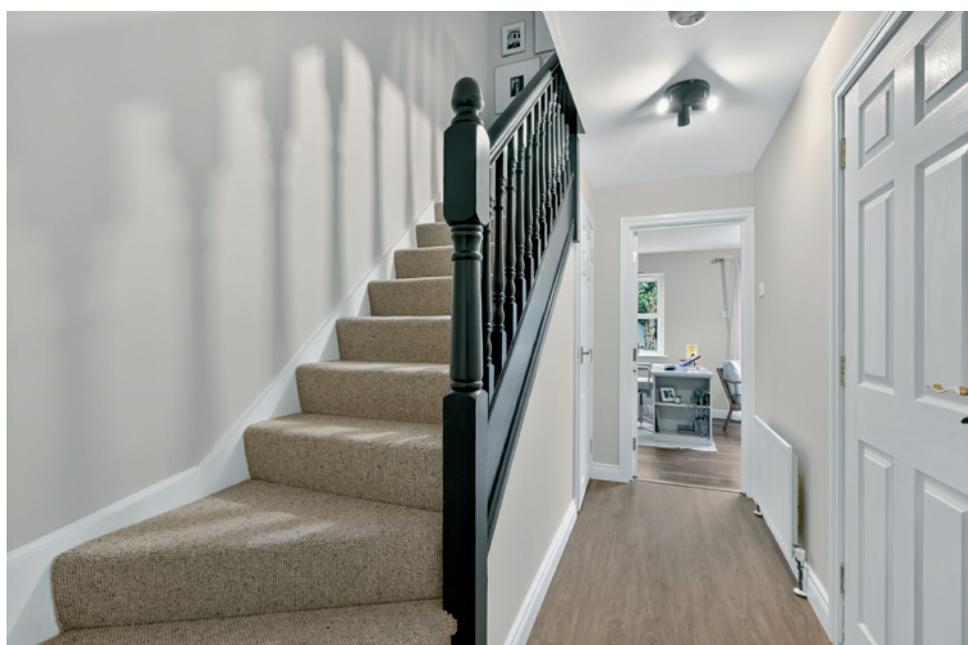


KITCHEN: 12' 1" x 10' 3" (3.68m x 3.12m) Modern fully fitted kitchen with range of high and low level units, stainless steel 1.5 basin sink unit, double oven with 4 ring electric hob, stainless steel splash back, stainless steel extractor hood, dishwasher, low voltage spotlights, gas boiler, wood effect LVT flooring, central island with breakfast bar area, free standing larder.



Lower Level

LANDING: Understair storage cupboard, wood effect LVT flooring, access to garage.



STUDY/BEDROOM 4: 17' 4" x 9' 6" (5.28m x 2.9m) Laminate wood effect flooring, patio door to rear.

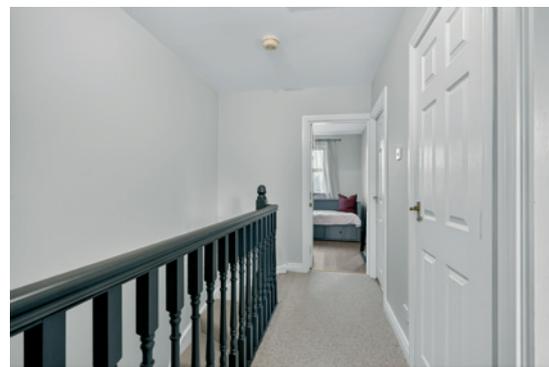


UTILITY ROOM: 11' 4" x 6' 6" (3.45m x 1.98m) Range of low level units, stainless steel single drainer sink unit, plumbed for washing machine, door to front, wood effect LVT flooring, part tiled walls.



## Second Floor

LANDING: Access to roofspace, shelved storage cupboard, recently fitted wool carpet.



BEDROOM (1): 12' 9" x 10' 3" (3.89m x 3.12m) Feature wood panelled walls, built in robes, recently fitted wool carpet.

ENSUITE: White suite comprising low flush WC, pedestal wash hand basin, shower cubicle, fully tiled walls, tiled floor, low voltage spotlights.



BEDROOM (2): 10' 5" x 10' 4" (3.18m x 3.15m) Wood effect laminate flooring.



BEDROOM (3): 9' 6" x 7' 6" (2.9m x 2.29m) Wood effect laminate flooring.



BATHROOM: White suite comprising pedestal wash hand basin, low flush WC, panelled bath with mixer tap and over head electric shower, fully tiled walls, tiled floor, crittal style shower screen, low voltage spotlights.



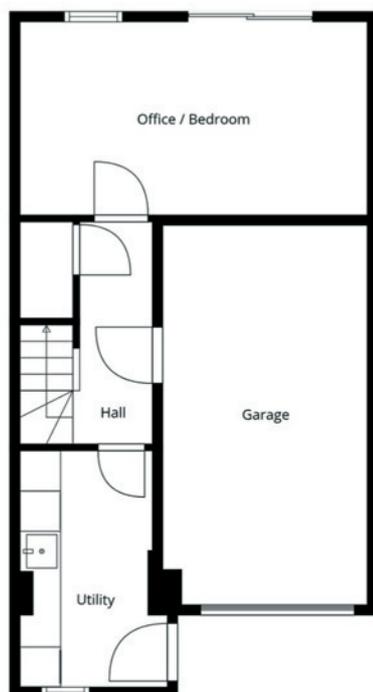
Outside

FRONT: Driveway parking leading to garage.

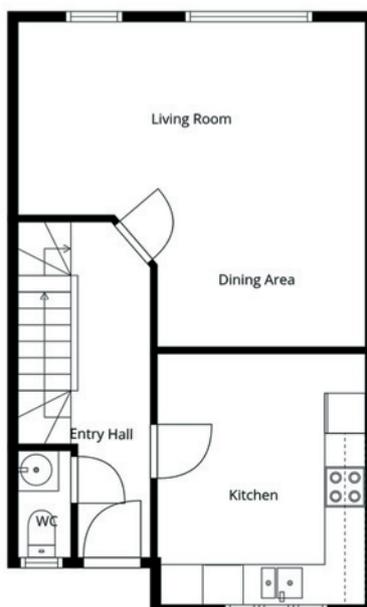
GARAGE: 18' 4" x 10' 0" (5.59m x 3.05m) Up and over door, LED lights and mains electric/consumer unit/meter.

REAR: Private and enclosed rear garden with patio area, artificial lawn and mature trees including one cherry blossom.

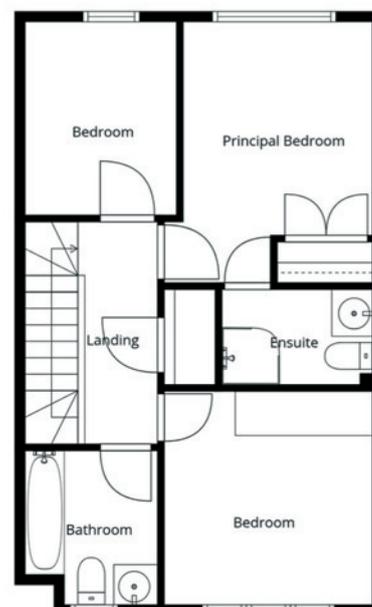




Floor 1



Floor 2



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Heading out of Belfast on the Ravenhill Road, turn left just after the Spar petrol station onto Ardenlee Green. At T junction turn left onto Ardenlee Green and second right into Ardenlee Place.

Management company: CSM.

Service Charge: £48.24 per quarter

## Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

## Other Branches

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

