



Ravenhill Road,

**£179,950**



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# Ravenhill Road, Belfast

£179,950

We are delighted to market 192 Ravenhill Road which is a great opportunity to acquire a fine terrace property situated on one of Belfast's most attractive and sought after of roads. The convenient residence is a magnificent family home, full of true charm and character. The property is bright, spacious and provides extensive family accommodation over three floors. The ground floor comprises of entrance hall, front reception room, dining room and fitted kitchen. The bedrooms are spread out over the first and second floors whilst the WC and shower room are on the first floor. Externally the front offers a paved forecourt and the rear has a fully enclosed yard with out building. Ravenhill Road is conveniently located only a short commute from Belfast City centre offering every conceivable amenity, including shopping and leisure facilities, golf, picturesque walks and Eco gym at nearby Ormeau and Cherryvale Parks. Several of the provinces leading schools such as St Michael's, Downey House, Aquinas grammar school, Rosetta Primary, Wellington college and Victoria are only a short stroll or drive away. Public transport facilities are also a stones throw away with local bus routes all within walking distance. For further information or to arrange a viewing please contact Reeds Rains Ormeau Road on 02890 680420.

## PVC FRONT DOOR

## ENTRANCE HALL

Laminate wood flooring. Cornice work.

## LIVING ROOM

4.14m x 3.18m (13'7" x 10'5")

Bay window. Cornice work. Front aspect.

## DINING ROOM

3.48m x 3.18m (11'5" x 10'5")

Laminate wood flooring. Rear aspect.

## KITCHEN

2.97m x 1.93m (9'9" x 6'4")

Excellent range of high and low level units. Built in electric oven. 4 ring 'Bosch' hob. Concealed over head extractor

fan. Plumbed for washing machine. Stainless steel single drainer sink unit with swan neck mixer taps. Part tiled walls. Tiled floor. Concealed gas boiler. Space for fridge/freezer. Pvc rear door. Tongue and groove ceiling.

## FIRST FLOOR LANDING

Stairs to:-

## SEPERATE WC

Low flush WC. Floating wash hand basin with mono tap and tiled splash back. Tiled floor. Spotlights. Extractor fan.

## SHOWER ROOM

Low flush WC. Vanity unit with mono tap and tiled splash back. Shower cubicle with thermostatically controlled shower. Part tiled walls. Tiled floor. Extractor fan. Recessed spotlights.

## BEDROOM 1

4.27m x 3.38m (14'0" x 11'1")

Front aspect. Cornice work.

## BEDROOM 2

3.38m x 2.54m (11'1" x 8'4")

Rear aspect. Built in storage cupboard.

## SECOND FLOOR

Built in storage cupboard.

## BEDROOM 3

4.27m x 3.28m (14'0" x 10'9")

Front aspect.

## BEDROOM 4

3.40m x 2.57m (11'2" x 8'5")

Skylight. Rear aspect.

## OUTSIDE

Front paved forecourt. Enclosed rear yard. Outhouse.

## Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

