

simonBRIEN
RESIDENTIAL

82 Ravenhill Park,
Belfast, BT6 0DG



Asking Price £399,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Stunning Period Detached Home In Sought After Residential Address
- Three Separate Reception Rooms
- Kitchen
- Ground Floor Shower Room
- Four Double Bedrooms
- First Floor Shower Room
- Detached Garage To Rear
- Oil Fired Central Heating
- Generous Garden To Rear Bordering Pirrie Playing Field
- Excellent Location Close To Leading Schools, Forestside Shopping Complex, Transport Networks

SUMMARY

This superb detached home provides exceptional accommodation for the growing family. Set in the tree lined park in a most sought after address of Ravenhill Park, the home will prove popular on the open market.

The accommodation is bright and spacious and offers three reception rooms, kitchen, four double bedrooms, and two shower rooms. Outside the property offers driveway parking with a detached garage and beautiful gardens to front and rear. The property requires some cosmetic updating and would be ideal for extending subject to the relevant permissions.

Leading schools are close to hand whilst Belfast city centre can be easily accessed by car or public transport. For those seeking a substantial family home in this most sought after area internal viewing is essential.



ACCOMMODATION

GROUND FLOOR

ENCLOSED ENTRANCE PORCH:

Ceramic tiled floor. Corniced ceiling.

ENTRANCE HALL:

Corniced ceiling.

FORMAL LIVING ROOM:

19' 1" (into bay) x 11' 1" (5.82m x 3.38m)

Limestone fireplace with electric fire. Corniced ceiling.

SHOWER ROOM:

Fully tiled shower cubicle with instant heat electric shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls. Ceramic tiled floor.



LIVING ROOM:
13' 2" (into bay) x 11' 1" (4.01m x 3.38m)

Glass feature fireplace with gas fire. Parquet wood block floor. Corniced ceiling. Open arch to:

DINING ROOM:
15' 2" x 11' 0" (4.62m x 3.35m)

Corniced ceiling.



KITCHEN:
9' 10" x 9' 5" (3m x 2.87m)

Full range of high and low level units. Partially tiled walls. Recess for cooker. Ceramic tiled floor.

FIRST FLOOR RETURN

SHOWER ROOM:

Shower cubicle with instant heat electric shower. Pedestal wash hand basin with mixer taps. Low flush WC. Ceramic tiled floor.



FIRST FLOOR

BEDROOM (1):
14' 9" (into bay) x 13' 3" (4.5m x 4.04m)

BEDROOM (2):
14' 3" (to max) x 13' 6" (into bay) (4.34m x 4.11m)

Built-in wardrobes with mirrored sliding doors.





BEDROOM (3):
10' 5" x 9' 6" (3.18m x 2.9m)

BEDROOM (4):
10' 4" x 9' 5" (3.15m x 2.87m)

OUTSIDE

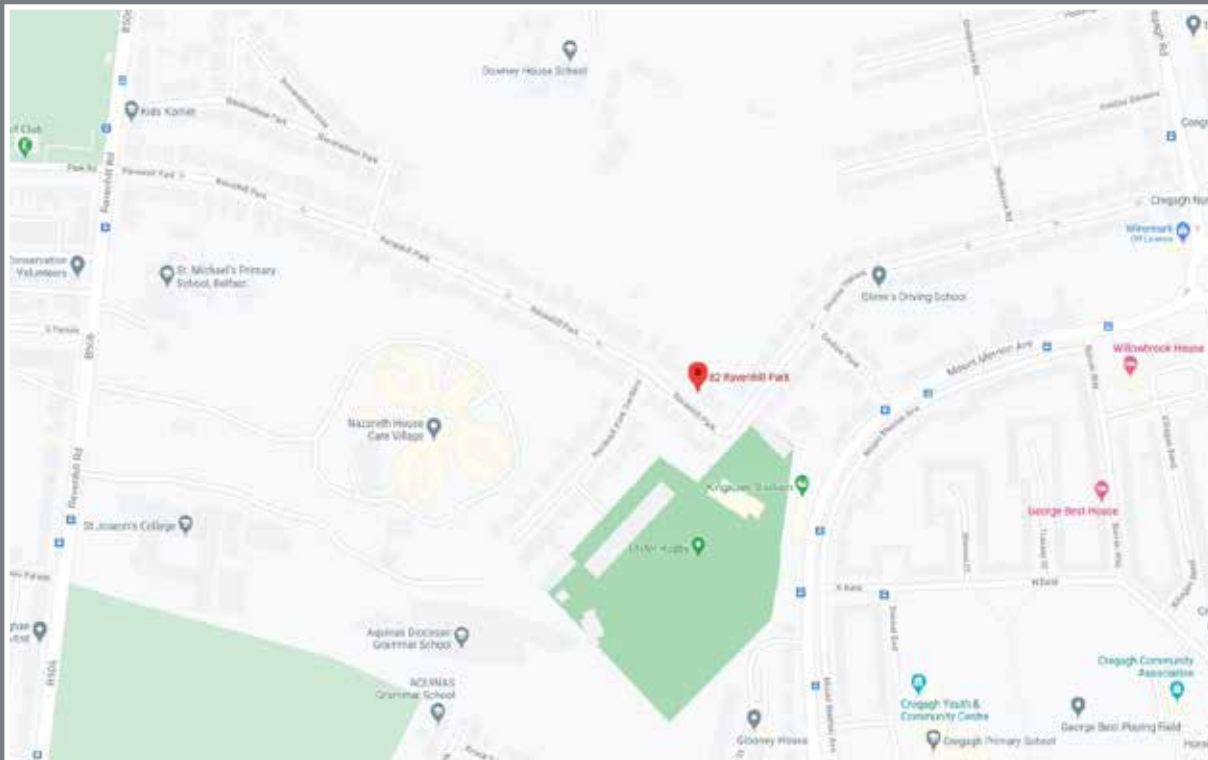
To the rear is a garden in lawn with mature trees and shrubs bordering Pirrie Playing Fields.

DETACHED GARAGE:
17' 0" x 10' 0" (5.18m x 3.05m)

Up and over door.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/I/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F		28 F
1-20	G		

EPC REF: 2900-6521-3100-0098-8222

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.